NSW Department of Education

Review of Environmental Factors

Upgrades to Northmead Public School

New Classroom Building and Alterations to an Existing Administration Building

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NSW GOVERNMENT

Acknowledgement of Country

The NSW Department of Education acknowledges Darug People, the traditional custodians of the land on which the construction of a classroom building and associated works at Northmead Public School is proposed is proposed.

We pay our respects to Darug Elders past and present and celebrate the diversity of Aboriginal people and their ongoing cultures and connections to the lands and waters of Australia.

The NSW Department of Education is committed to honouring Aboriginal peoples' cultural and spiritual connections to the land, waters and seas and their rich contribution to society.

The NSW Department of Education recognises that by acknowledging our past, we are laying the groundwork for a future that embraces all Australians; a future based on mutual respect and shared responsibility.

Declaration

This Review of Environmental Factors (REF) has been prepared by DFP Planning Pty Ltd on behalf of the NSW Department of Education (the department) and assesses the potential environmental impacts which could arise from construction of a single storey classroom building and minor internal building alterations to an existing administration building at Northmead Public School, located at 52A Moxhams Road, Northmead.

This REF has been prepared in accordance with the *Guidelines for Division 5.1 Assessments* (the Guidelines) and any relevant addendum, and the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP).

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the Guidelines, the EP&A Regulation and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

In preparing the REF I have declared any possible conflict of interests (real, potential or perceived) and I do not consider I have any personal interests that would affect my professional judgement.

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Abbreviations

Abbreviation	Description
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMS	Aboriginal Heritage Information Management System
BC Act 2016	*Biodiversity Conservation Act 2016*
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
BCA	Building Code of Australia
BDAR	Biodiversity Development Assessment Report
CA	Certifying Authority
CM Act	*Coastal Management Act 2016*
CEMP	Construction Environmental Management Plan
CWC	Connecting with Country
The department	NSW Department of Education
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DPC	Department of Premier and Cabinet
DPHI	Department of Planning, Housing and Infrastructure
Design Guide	*Design Guide for Schools* published by the Government Architect in May 2018
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EPA	Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning and Assessment Regulation 2021*
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EPI	Environmental Planning Instrument
EPL	Environment Protection License

Abbreviation	Description
ESD	Ecologically Sustainable Development
FM Act	*Fisheries Management Act 1994*
GBCA	Green Building Council of Australia
Ha	Hectares
LEP	Local Environmental Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance
NCC	National Construction Code
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPW Act	*National Parks and Wildlife Act 1974*
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NSW RFS	NSW Rural Fire Service
NT Act (Cth)	*Commonwealth Native Title Act 1993*
OEH	(Former) Office of Environment and Heritage
PCEMP	Preliminary Construction Environmental Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	*Protection of the Environment Operations Act 1997*
Proponent	Department of Education
REF	Review of Environmental Factors
RF Act	*Rural Fires Act 1997*
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
Roads Act	*Roads Act 1993*
SCPP DoE	*Stakeholder and community participation plan,* published by the NSW Department of Education October 2024
SCPP DPHI	*Stakeholder and community participation for new health services facilities and schools* published by the Department of Planning, Housing and Infrastructure October 2024
SDRP	School Design Review Panel
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	*Water Management Act 2000*

1. Introduction

This Review of Environmental Factors (REF) has been prepared on behalf of the NSW Department of Education (the department) to determine the environmental impacts of the proposed activity described in Section 2. For the purposes of these works, the department is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this REF is to describe the proposal, examine and take into account all matters affecting or likely to affect the environment and to detail protective measures to be implemented to mitigate impacts.

The description of the proposed activity and associated environmental impacts have been undertaken in the accordance with the *Guidelines for Division 5.1 Assessments* (DPE, June 2022), Guidelines for Division 5.1 assessments - consideration of environmental factors for hospital and school activities Addendum (DPHI, October 2024), EP&A Act, the *Environmental Planning and Assessment Regulation 2021*, and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The assessment contained within the REF has been prepared having regard to:

- Whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and Public Spaces under Part 5 of the EP&A Act; and
- The potential for the proposal to significantly impact *Matters of National Environmental Significance* (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

The REF addresses the requirements of Section 5.5 of the EP&A Act, which requires that the department examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

2. The Proposal

2.1 Summary

Table 1 provides details of the proposed activity, including details of the site and its surrounding environment.

Table 1: Description of the proposal

Project Element	Description
Proponent	The Department of Education
Proposal	- Construction of a single storey classroom building (Building T) containing four (4) general learning spaces (GLS), two (2) Special Program Spaces (SPS), one (1) multi-purpose space and one (1) learning commons area; - Minor internal alterations to an existing administration building (Building A); and - Removal of six (6) portable classrooms.
Description	The proposal will result in the construction of a new, permanent single storey classroom building (Building T) containing four (4) GLSs, two (2) SPSs, one (1) multi-purpose space and one (1) learning commons area. Minor alterations to an existing Administration Building (Building A) are also proposed with these works predominantly internal with the exception of one extraction fan in an existing window opening. Ancillary works include the construction of a covered walkway connecting Building T to existing school building, new landscaping, stormwater management works and utility services connections. Further details of the proposed activity and the site context are provided at **Section 2.3**.
Location	52A Moxhams Road, Northmead Lot 1 DP 366405, Lot 1 DP 176742, Lot 1 DP 20061 and Lot 1 DP 209810. Further details of the site location, existing improvements and surrounding development are provided at **Section 2.2**.
Local Government Area	City of Parramatta Council
Site Description	The proposed new classroom building is located toward the western side of the site, midway along the length of the site, whilst Building A is located toward the north-eastern corner of the site, fronting the intersection between Kleins Road and Moxhams Road. Further details of the site and the location of the proposed works are provided at **Section 2.2** and **Section 2.3**.
Environment of the Activity	The site is located within a predominantly low-density residential setting, with the exception of a small public reserve towards the west of the site, adjacent to the location of the proposed classroom building. Key environmental constraints of the site and/or in the locality include: - The site is partially mapped as bushfire prone land (vegetation buffer) although this mapping does not extend to the areas of proposed works; and - The site is partially affected by low hazard overland flows during flood events greater than the 20% AEP.
Need for the proposal	The proposal is needed to replace temporary portable classrooms with

Project Element	Description
	high quality permanent teaching and learning spaces.
Alternatives	The alternatives to the proposal include: - Do nothing – continue to use the existing portable classrooms; or - Replace the existing portable classrooms with newer portable classrooms; or - Locate the proposed permanent classroom building elsewhere within the site. The proposal to construct a permanent classroom building was determined to be the best option because: - Retention or replacement of the existing portable classrooms does not provide a long-term benefit in respect of teaching and learning spaces; and - Alternate locations for the new building would have greater impacts with respect to loss of play space, connectivity to existing buildings, vegetation loss or potentially bushfire affectation.
Justification	The new classroom building will enhance the operations of the school by providing for permanent teaching facilities to replace existing portable classrooms and the alterations to the administration building will provide for additional amenity and efficiency for teachers and administration staff.
Construction Activities	The proposed construction works are anticipated to commence by August 2025 and be completed by August 2026. Further details of the proposed construction activities and utility connections are provided at **Section 2.3**.
Operation Activities	The proposal is for replacement of portable classrooms with permanent classroom only and there is no change to student or staff numbers or the operational aspects of the existing school.
Other relevant projects, programs and plans	There are no other relevant projects on the site or nearby that would contribute to any cumulative impacts that warrant assessment within this REF.

2.2 Site Locality and Description

2.2.1 The Site

The site is within the existing boundary of Northmead Public School, located approximately 22km north-west of the Sydney central business district (CBD) in the City of Parramatta Council Local Government Area (LGA), approximately 50m to the south east of Moxham Park / John Curtin Reserve.

The site is legally described as Lot 1 in Deposited Plan (DP) 366405, Lot 1 in DP 176742, Lot 1 in DP 20061 and Lot 1 in DP 209810 and is known as 52A Moxhams Road, Northmead.

The site has a northern frontage to Moxhams Road of approximately 130 metres, an eastern frontage to Kleins Road of approximately 200 metres, a southern frontage to Kleins Road of approximately 15 metres, and a rear (western) boundary of approximately 210 metres, providing a site area of approximately 2.901 hectares.

Figure 1 is an aerial photograph of the site which illustrates that the site contains numerous buildings and open play areas.

Figure 1: Site Aerial

Figure 2 is a Locality Plan showing the site outlined in blue.

Figure 2: Locality Plan

2.2.2 Existing Built Form

The buildings are mostly permanent structures and are located over the northern portion of the site. These buildings are for teaching and learning, as well as administrative purposes and have been constructed at varying times since the establishment of the school in 1924.

Building A, in the north-eastern portion of the site, was erected in the 1920s although most other buildings have been erected between the mid-1950s and late 1970s. There are ten (10) portable classroom buildings distributed across the site including three (3) near the Kleins Road frontage and six (6) near the western boundary.

Playground space is distributed throughout the site, including cricket nets on the western side of the site and tennis courts located in the south of the site.

The primary vehicular access point for the site is from a driveway midway along Kleins Road (Gate 7) although alternative vehicular access is available via Kleins Road (Gate 5), Moxhams Road (Gate 2) and Moss Street (Gate 8). Gate 8 will be the construction access for the proposed works as per the Preliminary Construction Traffic Management Plan (see **Section 5.2.1**).

Pedestrian access, separate from the vehicular access points, is available from Moxhams Road (Gates 1 and 3), Kleins Road (Gates 4 and 6) and Moss Street (Gate 9).

Vegetation is scattered throughout the site with established trees located along some of the boundaries and within the central portion of the site, between existing buildings.

The site is relatively flat, with a minor slope from the north eastern corner of the site to the south western corner.

The Certificate of Title for the site includes three (3) notifications as detailed in the Survey Plan prepared by CMS Surveys (**Appendix 2**). Those easements relate to:

- D407536 – Covenant. CMS Surveyors have advised that this is an old building covenant.
- AF946340 – Easement for padmount substation 3.05 wide affecting the part designated (A) in plan with AF946340; and
- AF946341 – Restriction(s) on the use of land.

The location of the easement and restriction on the use of land is provided in **Figure 3** below.

Figure 3: Identification of easement and restriction on use of land (Source: CMS Surveyors)

Photographs of the site, specifically the locations of the proposed works, are provided at **Figure 4** to **Figure 12** below.

Figure 4: Portable and permanent classrooms on the western side of the site

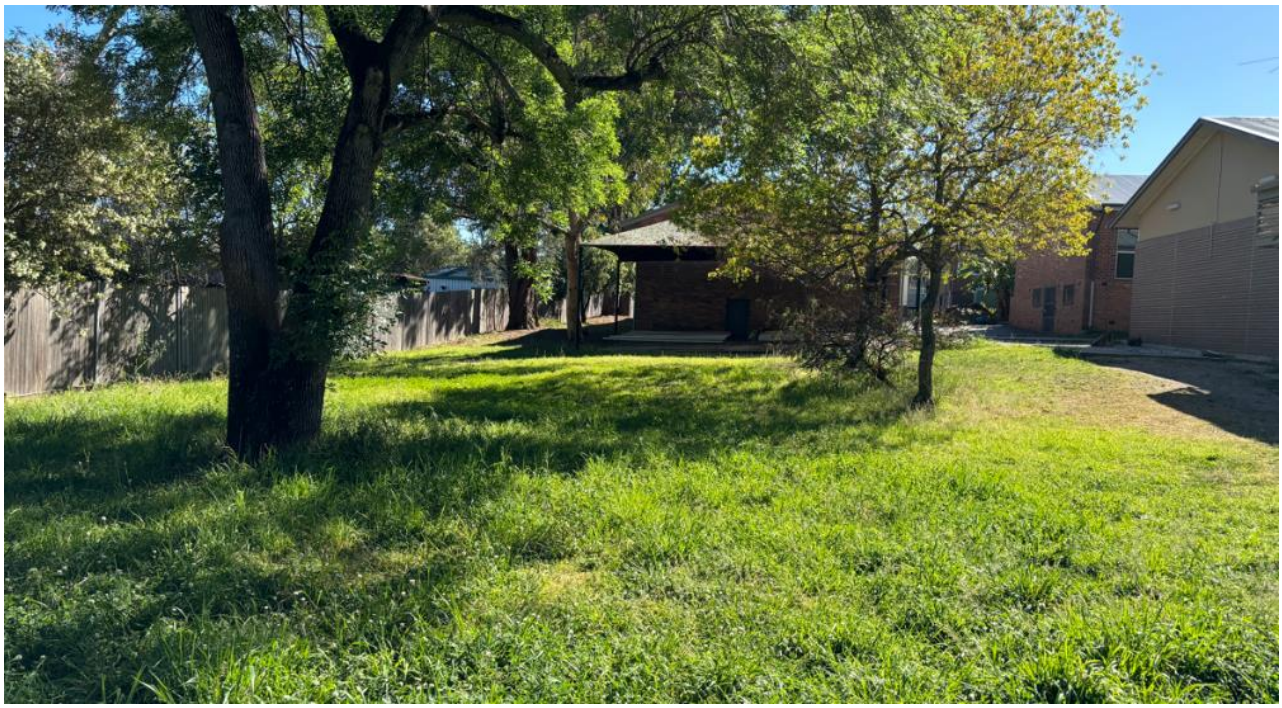

Figure 5: Landscaping and classrooms on the western side of the site

Figure 6: Western side of the site looking south to the location of proposed Building T

Figure 7: Fence line, midway along the western boundary

Figure 8: Cricket nets along the western side of the site

Figure 9: Sports courts in the southern portion of the site

Figure 10: Portable classrooms and access paths within the central portion of the site

Figure 11: Building A in the north-eastern corner of the site

Figure 12: Portable classrooms in the north of the site

2.2.3 Surrounding Development

The surrounding development can be described as follows:

- To the north is Moxhams Road and opposite is low density residential housing with Moxham Park / John Curtin Reserve to the north-west;
- To the east is Kleins Road and opposite is low density residential housing ;
- To the south are detached single and two-storey dwelling houses and Moss Street; and
- To the west are detached single and two-storey dwelling houses and a public reserve between the site and Allambie Avenue, further west.

2.3 Proposed Activity

The proposed construction of a single storey classroom building, internal building alterations and associated works are works permitted without consent under Section 3.37 of the TI SEPP. The new building will enhance the operations of the school by providing for permanent teaching facilities to replace existing short-term portable classrooms.

2.3.1 Construction Works

2.3.1.1 Building T – New Classroom Building

The proposal includes the construction of a new single storey classroom building to be known as Building T, to be located along the western side of the site. This building will contain four (4) general learning spaces (GLS), two (2) Special Program Spaces (SPS), one (1) multi-purpose space and one (1) learning comments area. Building T will also contain a plant room, a BCR room, cleaners room and EDB.

A verandah is to be provided to the northern and eastern sides of the building which will provide a covered connection to a covered walkway that is proposed to be constructed to the east of the building (see below).

The key features of the proposed activity are shown on the Proposed Site Plan at **Figure 13** and **Figure 14** is an extract of the proposed ground floor of Building T.

Figure 13: Proposed Site Plan (Source: Fulton Trotter, 2025)

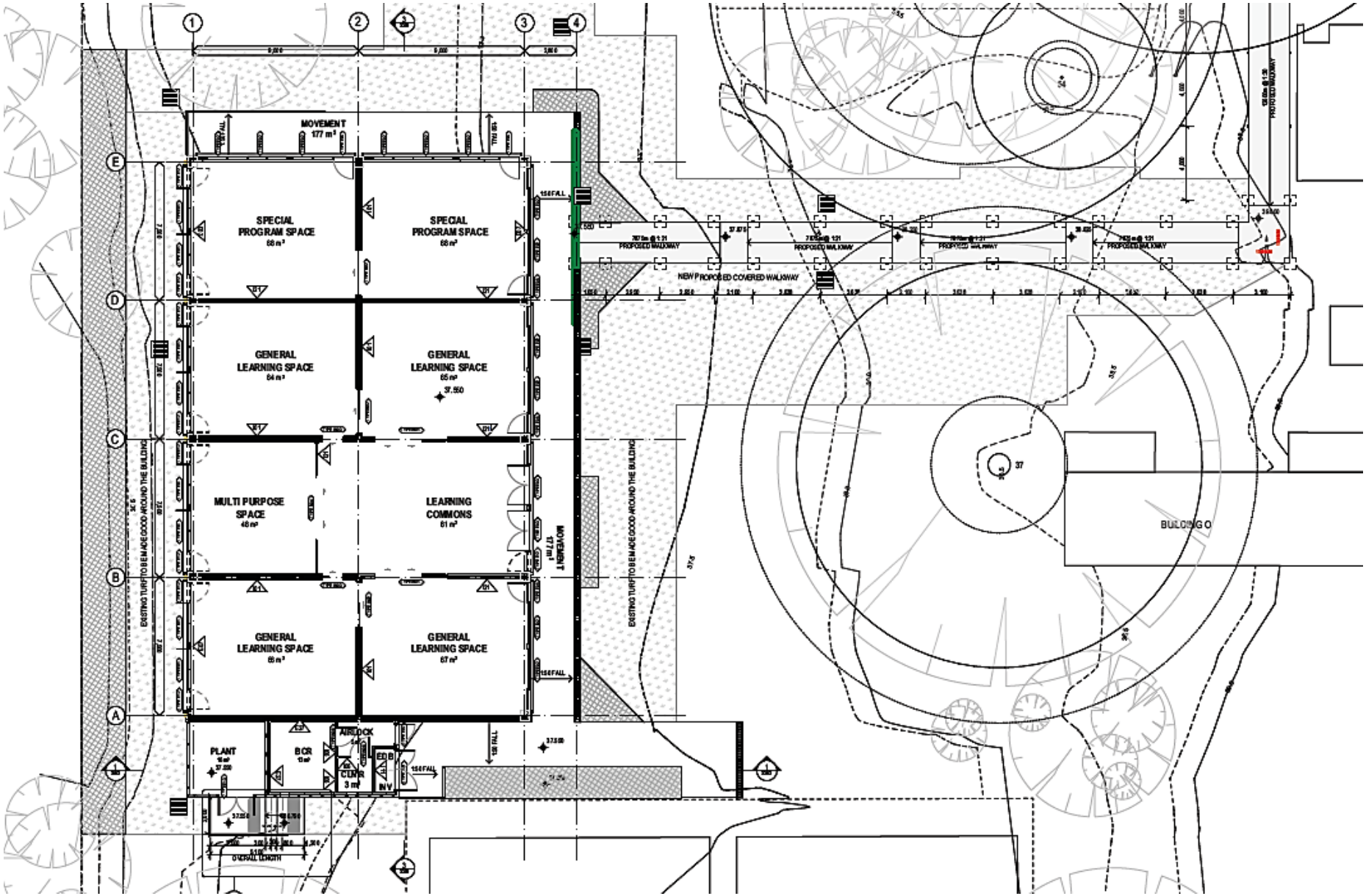

Figure 14: Ground Floor Plan of Proposed Building T (Source: Fulton Trotter, 2025)

2.3.1.2 Building A – Existing Administration Building

Minor alterations to Building A (an existing Administration Building) are proposed with the works shown on an extract of the proposed ground floor plan for Building A at **Figure 15**.

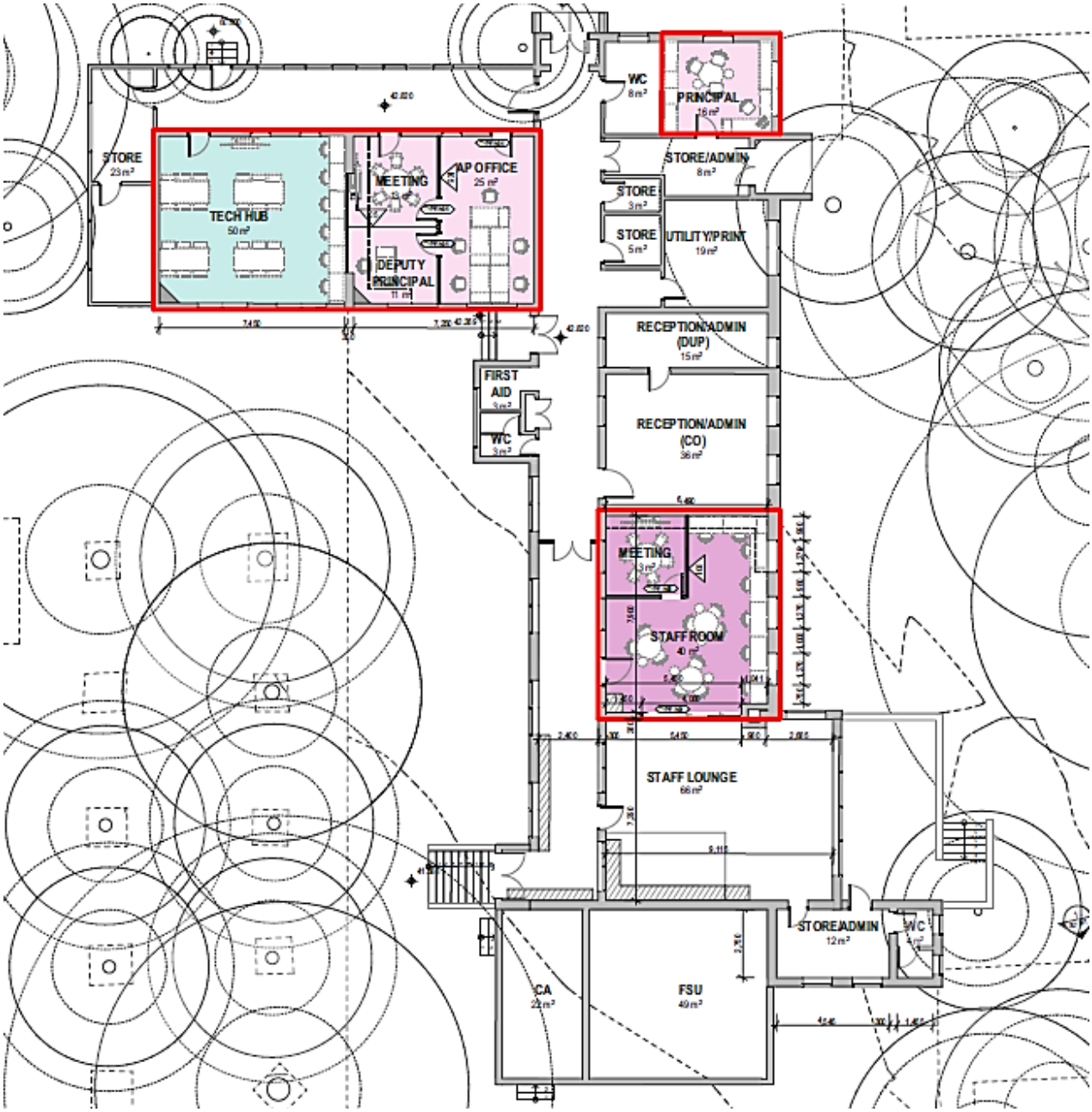

Figure 15: Proposed Ground Floor Plan of Building A (Source: Fulton Trotter, 2025)

The works are as follows:

- partial removal of the masonry wall between the existing Tech Hub and the adjacent Staff Lounge and installation of aluminium framed glass doors;
- Conversion of the existing Tech Hub to a Staff Work Room with associated new flooring, furnishings, partition for a meeting room and A/C and services adjustments;
- Replacement of an existing moveable partition doors between two existing classrooms (used for special programs) with a fixed partition to create new Tech Hub room (relocated) in one space and two (2) offices for executive staff and a small meeting room in the other space, with associated new flooring, furnishings and A/C and services upgrades;

- Installation of mechanicals vent into two (2) existing window openings on the southern side of the new Deputy Principal's office and eastern side of the new Staff Work Room to service the new meeting rooms;
- Fitout of an existing room for a Principal's Office with associated new flooring, furnishings and A/C and services upgrades; and
- Repainting and make good works.

2.3.2 Associated Works

2.3.2.1 Removal of Portable Classrooms

The construction of the new classroom building will provide four (4) permanent GLSs and commons areas and enable the decommissioning and removal of the six (6) existing portable classrooms that are located within the area of the proposed activity.

2.3.2.2 Covered Walkway

A covered walkway is proposed to provide an all-weather connection extending eastward from Building T to the western elevation of Building G where it will connect with an existing north-south aligned walkway (see extract of the plan at **Figure 16**).

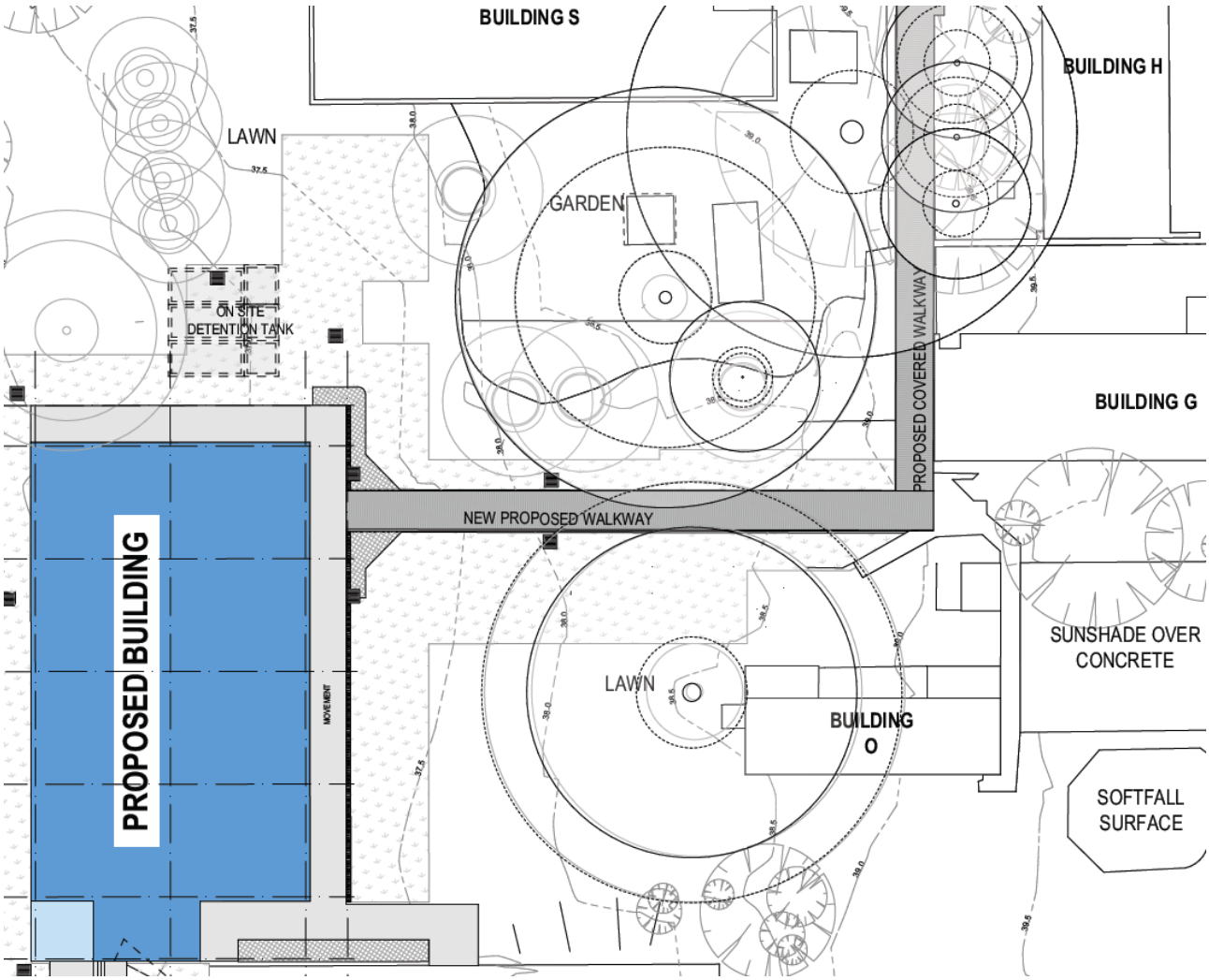

Figure 16: Proposed Covered Walkway (Source: Fulton Trotter, 2025)

2.3.2.3 Stormwater Management

Roof water from proposed Building T and the new covered walkway will discharge via downpipes to an OSD tank located just to the north of Building T (see **Figure 16**). This OSD will include water quality treatment devices to ensure that water discharge meets Council's requirements.

The OSD will discharge to new inground pipe that will connect to an existing pit (to be upgraded) adjacent to the western boundary which discharges through the adjoining public reserve and then to Allambie Avenue. Hence there will be no change to the velocity or quality of water leaving the site from impervious services and no change to the existing discharge point.

As the proposed building will be partially within an overland flow path, the proposal includes works to mitigate the potential for impacts on western adjoining residential properties. This includes a 500mm high masonry wall to be erected on the inside of the existing timber fence line along part of the western boundary (see **Figure 17**) and a new palisade fence along the boundary with the adjoining public reserve. This will ensure that overland flow traversing the site from Moss Street, can discharge into the public reserve unimpeded.

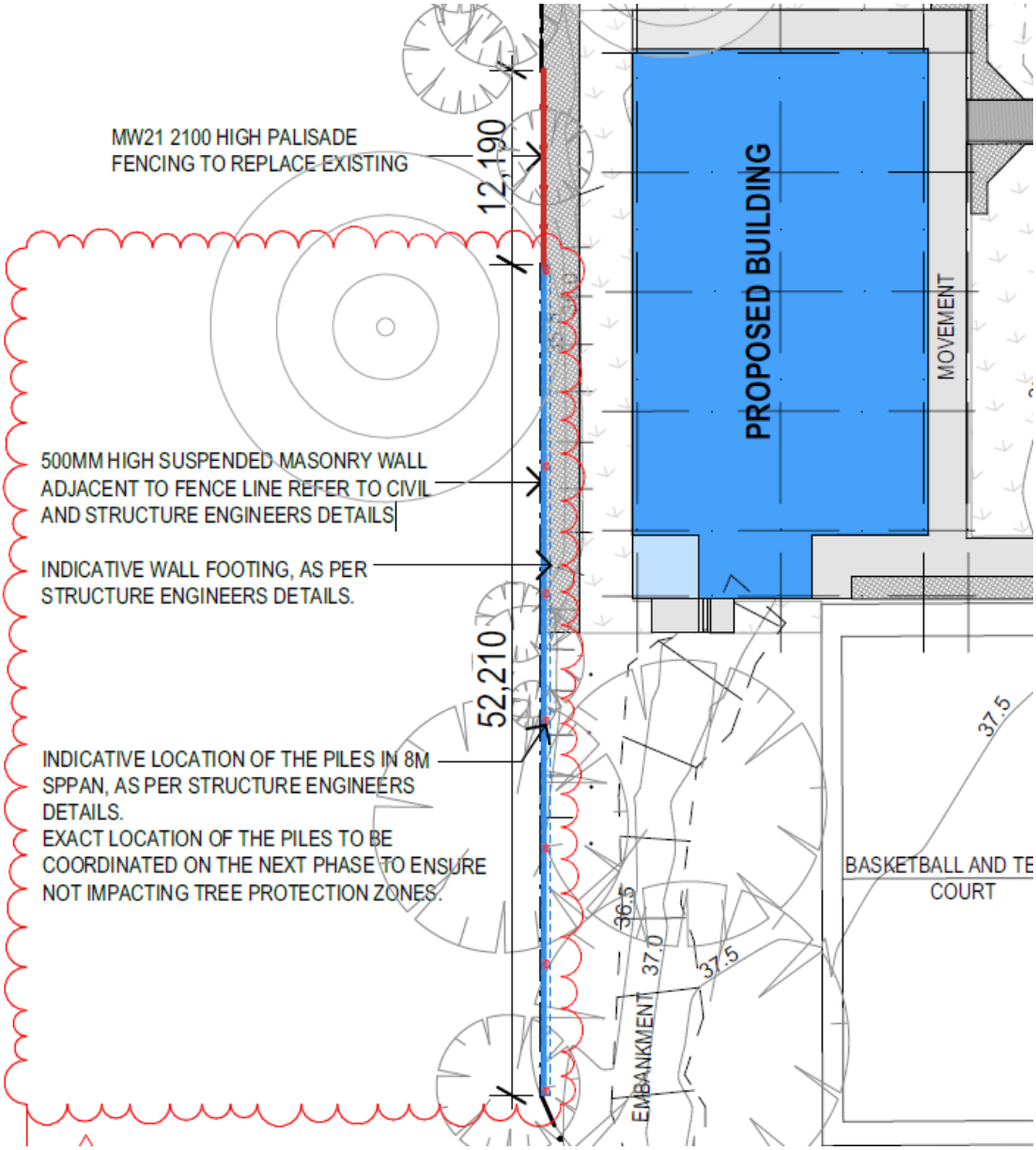

Figure 17: Proposed masonry wall (Source: Fulton Trotter, 2025)

2.3.2.4 Tree Removal, Protection and Landscaping

The proposed Building T, OSD, covered walkway and associated works are within the Tree Protection Zones (TPZ) of 14 trees and within the Structural Root Zones (SRZ) of nine (9) of these trees.

Seven (7) trees are proposed to be removed as part of the proposal as set out in the Arborist Report prepare by L&Co. This includes two (2) trees located within the footprint of Building T (T17 and T18), one (1) tree that is within the location of hydraulic services (T40) and four (4) smaller trees (unnumbered) located towards the south of the site identified for removal to facilitate construction vehicular access via Moss Street.

The Arborist Report has assessed that tree sensitive construction methods can be used to retain and protect all other trees and these tree protection measures have been included as part of the Mitigation Measures. Further discussion around tree protection measures is provided at **Section 5** of this report.

New landscaping is proposed around Building T including the making good of existing turf areas and the planting of trees along the western side of the building to provide a visual barrier between the building and the adjoining properties.

Garden beds are also proposed towards the north eastern and south eastern corners of the building.

An extract of the proposed Landscape Plan prepared by Ground Ink Landscape Architects is provided at **Figure 18** below.

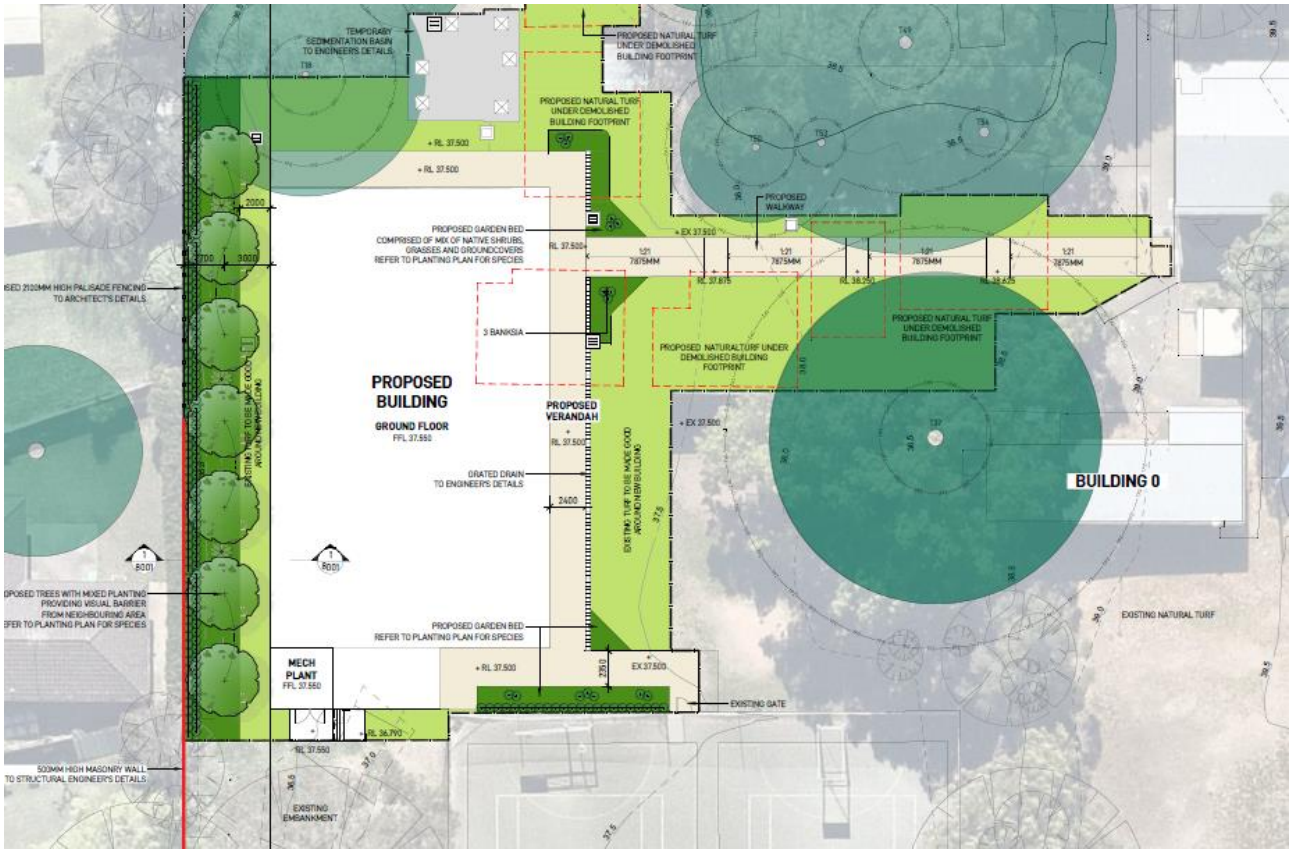

Figure 18: Proposed Landscape Plan (Source: Ground Ink Landscape Architects, 2025)

3. Permissibility as a Division 5.1 Activity

Table 2 sets out which provisions of the TI SEPP that the proposed activity is permissible as development permitted without consent (DPWC).

Table 2: Description of proposed activities under the TI SEPP

Division and Section within TI SEPP	Description of Works
3.37	Pursuant to s3.37(1) and s3.37(5), the proposed activity comprises construction, operation or maintenance of: • a permanent classroom and ancillary works (s3.37(1)(a)(iii)); • minor alterations to an existing building (s3.37(1)(b)); and • minor additions entailing a covered walkway (s3.37(1)(b)(iii)) on behalf of a public authority, within the boundaries of an existing government school, including '*construction works*' (as defined under s3.3 of the TI SEPP) in connection with those purposes (s3.37(5)). To avoid doubt, 'construction works' includes "*clearing of vegetation (including any necessary cutting, pruning or removal of trees) and associated rectification and landscaping*" and "*relocation or removal of infrastructure*". Pursuant s3.37(2), the proposed activity involves the construction of a single storey classroom building with a maximum height of 5.86m which is less than the greater of four storeys or the height limit of 9m in the *Parramatta Local Environmental Plan 2023* (LEP). Pursuant s3.37(4), the proposed activity would not result in the contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, vehicular movement, traffic generation, loading, waste management or landscaping (refer to **Table 3** below). Pursuant s3.37(5A), the Design Quality Principles set out in Schedule 8 of the TI SEPP and the Design Principles set out in the Design Guide for Schools have been considered as part of the Architectural Design Statement prepared by Fulton Trotter.

A request for all development consents applying to the site was submitted to the City of Parramatta Council under the *Government Information (Public Access) Act 2009* (GIPA Act). Based on a review of these development consents, it is considered that the proposed activity would not contravene any existing condition of the consents currently operating relating to hours of operation, noise, vehicular movement, traffic generation, loading, waste management or landscaping.

Table 3 summarises the development consents that were identified and considers any relevant conditions of consent.

Based on a review of these development consents, it is considered that the proposed activity would not contravene any existing condition of the consents currently operating relating to hours of operation, noise, vehicular movement, traffic generation, loading, waste management or landscaping.

Table 3: Development consents applying to the site

Development Application #	Date Determined	Description
JQ/02081/99	25 August 2000	**Demolition of an existing toilet block and to erect a new hall, canteen and covered outdoor learning area** Hours of operation: No relevant conditions Noise: No relevant conditions Vehicular movement: No relevant conditions Traffic generation: No relevant conditions Loading: No relevant conditions Waste management: No relevant conditions Landscaping: Condition 10 required planting of five (5) trees as screen planting along Kleins Road however, the proposed development does not propose any works within the vicinity of the Kleins Road boundary.
JQ/01003/00	2 August 2000	**Installation of a portable building to be used for after school care.** Hours of operation: No relevant conditions Noise: No relevant conditions Vehicular movement: No relevant conditions Traffic generation: No relevant conditions Loading: No relevant conditions Waste management: No relevant conditions Landscaping: No relevant conditions
DA/703/2007	2 November 2007	**Construction of a shade structure and walkway** Hours of operation: No relevant conditions Noise: No relevant conditions Vehicular movement: No relevant conditions Traffic generation: No relevant conditions Loading: No relevant conditions Waste management: No relevant conditions Landscaping: No relevant conditions

Table 4 details how the proposed activity complies with the relevant provisions in order to quality as development without consent.

Table 4 Permissibility of proposal to be assessed as Division 5.1 Activity

Reference	Assessment		Comment
For works under Chapter 3			
EP&A Act Part 5.1 **TI SEPP section 3.37(1)**	Is the proposal to be carried out by or on behalf of the department?	☒ Yes ☐ No	The proponent is the Department of Education.
TI SEPP section 3.37(1)	Is the proposal within the boundaries of an existing or approved government school site?	☒ Yes ☐ No	The proposal is carried out within the boundaries of Northmead Public School, an existing government school site.

Reference	Assessment		Comment
TI SEPP section 3.37(1)	Is the development specified in section 3.37(1)(a)-(f) of the TI SEPP as being development which can be carried out without consent?	☒ Yes ☐ No	The proposed activity relates to the construction of a single storey permanent classroom building and ancillary works (s3.37(1)(a)(iii)) and minor alterations and additions (s3.37(b)(i)&(iii)) within the existing government school site.
TI SEPP section 3.37(2)	If the development involves the construction of a building, do the building(s) have a height less than the greater of: (a) the maximum height limit for a building under the environmental planning instrument applying to the land; or, (b) four storeys?	☒ Yes ☐ No ☐ N/A	The proposed permanent classroom building is single storey and will comprise a maximum building height of 5.86m. The maximum building height permitted under the LEP is 9m. Therefore, the proposed building height is less than both the maximum permitted LEP height and four (4) storeys.
TI SEPP section 3.37(4)	Is the proposal consistent with (i.e. would not result in a contravention of) any existing condition of the development consent currently operating that applies to any part of the school, relating to hours of operation, noise, vehicular movement, traffic generation, loading, waste management or landscaping.	☒ Yes ☐ No	Refer to **Table 3**. above.

Activities permissible without consent require environmental impact assessment in accordance with Division 5.1 of the EP&A Act and are assessed and determined by a public authority, referred to as the determining authority. The department is the proponent and determining authority for the proposed works.

Additionally, section 5.7 of the EP&A Act states that an activity that is likely to significantly affect the environment must be subject of an Environmental Impact Statement rather than an REF. The effects of the activity on the environment are considered in **Section 5** of this report and have been assessed as a less than significant impact and can therefore proceed under an REF assessment.

Section 171(1) of the EP&A Regulation notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

The *Guidelines for Division 5.1 Assessments* (DPE June 2022) and the *Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* (DPHI, October 2024) provide a list of environmental factors that must be taken into account for an environmental assessment of the activity under Division 5.1 of the EP&A Act. These factors are considered in detail at **Section 5** of this report.

4. Statutory Planning Legislation and Strategic Plans

Table 5 provides an assessment of the proposed activity against relevant legislative requirements and strategic policy provisions.

Table 5: Consultation requirements

Consultation Requirement	Applies?	Comment
DoE is of the opinion the activity: • *will have a substantial impact on stormwater management services provided by a council, or* • *is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or* • *involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or* • *involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or* • *involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or* • *involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the Roads Act 1993 (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath).* Section 3.8 of TI SEPP	☐ Yes ☒ No	Section 3.8 of the TI SEPP sets out the consultation requirements in relation to development without consent where the works will impact on council-related infrastructure or services. Subject to compliance with the recommendations as detailed within the accompanying documentation, the proposed works will not result in any substantial impacts on: - Stormwater services; - The road system; - The capacity of the sewerage system; or - The surface of a footpath or road Accordingly, notice is not required under s3.8 of the TI SEPP.
Is the development: likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minimal? Section 3.9 of TI SEPP	☐ Yes ☒ No	Section 3.9 of the TI SEPP sets out the consultation requirements in relation to development without consent where the works will impact on local heritage. The subject site is not identified as comprising a heritage item and is not located within a heritage conservation area. Accordingly, notice is not required under s3.9 of the TI SEPP.
Is the activity (other than demolition of buildings or structures, or internal works to existing buildings) on flood liable land? Section 3.10 of TI SEPP	☒ Yes ☐ No	Part of the site is mapped as being flood prone and accordingly, notice to Council and the SES is required under s3.10 of the TI SEPP.
Is the development adjacent to land reserved under the *National Parks and Wildlife Act 1974* or acquired under Part	☐ Yes ☒ No	The site is not adjacent to land reserved under the NP

Consultation Requirement	Applies?	Comment
11 of that Act? Section 3.12 of TI SEPP		Act.
Is the development on land immediately adjacent to a rail corridor that— is likely to have an adverse effect on rail safety, or if the rail corridor concerned is used by electric trains, involves the placing of a metal finish on a structure, or involves the use of a crane in air space above any rail corridor. Section 3.12 of TI SEPP	☐ Yes ☒ No	The site is not adjacent to a rail corridor.
May the development increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map? Section 3.12 of TI SEPP	☐ Yes ☒ No	The site is not within a dark sky region.
Does the proposal involve any of the following? *the site has access to a road and the development will result in the school being able to accommodate 50 or more additional students, or* *the site has access to -* *a classified road, or* *a road (the connecting road) that connects, within 90 metres (measured along the alignment of the connecting road) of the access point, to a classified road,* *and the development will result in the provision of an additional 50 or more car parking spaces, or* *no road to which the site has access is classified and the development will result in the provision of an additional 200 or more car parking spaces, or* *the development will result in -* *a new vehicular or pedestrian access point to the school from a public road, or* *a change in location of an existing vehicular or pedestrian access point to the school from a public road, or* *the development will involve excavation to a depth of 3 or more metres below ground level (existing) on land within or immediately adjacent to a classified road within the meaning of the Roads Act 1993.* Section3.12(3) if TI SEPP	☐ Yes ☒ No	The proposal does not seek to increase the student or staff population of the site. Accordingly, there is no requirement to consult with other public authorities under s3.12 of the TI SEPP.
Is the development being pursued as an REF under section 3.37(1)(a) of the TI SEPP? Section 3.38 of TI SEPP	☒ Yes ☐ No	The proposed works are being undertaken, in part, under s3.37(1)(a) and accordingly, notice to council and the occupiers of adjoining land is required under s3.10 of the TI SEPP.

Table 6 provides an assessment of the proposal against the applicable pre-conditions set out in the TI SEPP.

Table 6: Compliance with pre-conditions to the 'development without consent pathway'

Exception	Applies?	Comment
(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or	☐ Yes ☒ No	No approval is required from Council or a public authority.
(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or	☐ Yes ☒ No	There are no agreed consultation protocols between DoE and Council or DoE and another public authority.
(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or	☐ Yes ☒ No	The development is not being carried out by or on behalf of Council or public authority other than DoE.
(d) the development is exempt development under any environmental planning instrument (including this Chapter), or	☐ Yes ☒ No	The proposal entails construction of a new classroom building and ancillary works which cannot be undertaken as Exempt Development.
(e) the development comprises emergency works that— *(i) involve no greater disturbance to soil or vegetation than necessary, and* *(ii) are carried out in accordance with all applicable requirements of the Blue Book.*	☐ Yes ☒ No	The development does not entail emergency works.

4.1 Other Applicable Acts and Legislation

Table 7 identifies any additional approvals that may be required for the proposed activity

Table 7: Consideration of other approvals and legislation

Legislation	Relevant?	Approval Required?	Applicability
State Legislation			
National Parks and Wildlife Act 1974	No	No	An Aboriginal Heritage Information Management System (AHIMS) search was undertaken on 11 September 2024 and identified no Aboriginal sites or places within the school site. The proposal is also not located within or adjacent to a NSW National Park. Notwithstanding, a Mitigation Measure has been included that relates to unexpected finds. If encountered during construction, all works must cease and consultation with a heritage professional or State government agency must be conducted to determine the subsequent course of action.
Rural Fires Act 1997	Yes	No	A small portion of the north-western corner of the site is mapped as bush fire prone land. Section 2.1 of Planning for Bushfire Protection 2019 (PBP) states that a Section 100B approval (issued under the *Rural*

Legislation	Relevant?	Approval Required?	Applicability
			Fires Act 1997) is required for development of a Special Fire Protection Purpose (SFPP) on bush fire prone land (BFPL). Bushfire Advice has been obtained by GHD, which indicates that BFPL is only the land physically mapped and does not extend to the entirety of the legal allotment of land, merely because a part of that lot is mapped BFPL. As a result, a bushfire safety authority is not required to be issued from the NSW Rural Fires Services (RFS) under Section 100B of the *Rural Fires Act 1997*.
Water Management Act 2000	No	No	The location of the proposed works is not within 40m of a watercourse or coastline.
Biodiversity Conservation Act 2016	Yes	No	The site is not mapped as comprising biodiversity values (non-EPI) and is not mapped as comprising Terrestrial Biodiversity. Notwithstanding, the proposed activity involves the removal of seven (7) trees, two (2) of which are located towards the west of the site and are in the location of the proposed Building T footprint. One (1) tree is located centrally and requires removal due to hydraulic services and four (4) trees are located to the south of the site and require removal to facilitate construction vehicle access. As part of the concept design phase of the development, a Biodiversity Due Diligence Assessment (BDDA) was undertaken by Water Technology, which identified one (1) vulnerable species (a Narrow-leaved Peppermint Tree), located within a parking area of the school. The proposed works are outside of the parking areas and therefore will not likely impact on this tree. No other threatened flora or fauna species were considered likely to occur within the site. As a result, the proposed activity is unlikely to impact on threatened species or ecological population or community, subject to the implementation of tree protection measures, as set out in the Mitigation Measures.
Pesticides Act 1999	No	No	The proposal does not require large quantities or dangerous pesticides to be used.
Heritage Act 1977	No	No	The site is not listed as comprising a local item of heritage significance.
Fisheries Management Act 1994	No	No	The proposal will not result in permanent obstructions to water tidal patterns or flows. Furthermore, given the site is not located within the vicinity of any natural waterbodies, the proposal is not likely to harm marine vegetation.
Contaminated Lands Management Act 1997	No	No	Having regard to the *Contaminated Land Management Act 1997* (CLM Act) and the Section 10.7 Planning Certificate obtained on 11 September 2024 for the site, the land is not: - Significantly contaminated land within the meaning of the CLM Act; - Subject to a management order within the meaning of the CLM Act; - Subject of an ongoing voluntary management proposal

Legislation	Relevant?	Approval Required?	Applicability
			within the meaning of the CLM Act; - Subject to an ongoing maintenance order within the meaning of the CLM Act; and - Subject of a site audit statement within the meaning of the CLM Act. A Preliminary Site Investigation (PSI) was prepared by Geotechnique, dated 23 October 2023, which identified several areas of environmental concern (AEC), areas of potential AEC and associated contaminants of potential concern within the site. The report provided that the risk or harm to human health and environment is low at present condition without any disturbance to the ground surface. However, given some ground disturbance is required, a Detailed Site Investigation (DSI) was recommended to address these potential areas of environmental concern. Subsequently, a DSI was prepared by Geotechnique (dated 24 October 2023) and an Additional DSI (ADSI) was prepared (dated 5 December 2024) which included a site inspection, soil sampling and laboratory testing. Based on the test results, most of the laboratory test results satisfied the relevant criteria with the analytes selected being either not present or of levels that do not pose a risk to human health or the environment. However, soil contamination in the form of small quantities of bonded asbestos containing material (ACM) and friable asbestos was detected in several test samples. Accordingly, the ADSI recommends the preparation of a remedial action plan (RAP). A RAP has been prepared which sets out the methodology for remediation including excavating and disposing asbestos contaminated fill material in an EPA licensed landfill facility followed by validation of the excavation pit. The implementation of the RAP and completion of remediation works prior to building construction are recommended as Mitigation Measures.
Protection of the Environment Operations Act 1997	No	No	The proposal will not result in significant air, noise, water or waste pollution, subject to compliance with the Mitigation Measures. There is no requirement for an environmental protection licence to be obtained as part of these works.
Roads Act 1993	No	No	No works are proposed within a public road as part of this activity and hence, no section 138 Roads Act Approval is sought or required as part of the activity.
Local Government Act 1993	No	No	The proposal does not require any approvals under the *Local Government Act 1993* as Council is not the water or sewer authority and stormwater will be connected to an existing drainage line within the site before discharging from the site.
Mine Subsidence Compensation Act 1961	No	No	The school site is not located within a mine subsidence district.
Environmental	Yes	No	The provisions of s6.6, s6.7, s6.8 and s6.9 of *State*

Legislation	Relevant?	Approval Required?	Applicability
Planning and Assessment Regulation 2021 (Section 171A			*Environmental Planning Policy (Biodiversity and Conservation) 2021* are considered within this table (see below). Section 6.6 relates to water quality and quantity. In this regard, a stormwater quality and quantity strategy has been implemented as part of the design (refer to the Stormwater Report prepared by Meinhardt). The strategy will include treatment of stormwater prior to discharging into the existing point of discharge within the site. This will mitigate the potential for increasing peak stormwater flows in any downstream area during major storm events and up to the 100-year average recurrence interval (ARI) events. It is therefore considered that the effect on the quality of water entering nearby natural waterbodies will be as close as possible to neutral or beneficial and the impact on water flow in nearby natural waterbodies will be minimised. Section 6.7 relates to aquatic ecology. The site is not located adjacent to a natural waterbody, does not involve the clearing of riparian vegetation and will not have an adverse impact on areas mapped as wetlands or littoral rainforests as none are within or proximate to the site. Accordingly, the proposed activity is unlikely to result in any direct, indirect or cumulative adverse impact on aquatic ecology. Section 6.8 relates to flooding. The site is partially affected by overland flow and as a consequence, a Flood Assessment has been prepared as part of this REF to consider the impacts associated with the proposed activity with regard to the flood affectation of the site. A discussion on flooding is provided as part of **Section 5.2.4** of this REF, which concludes that, subject to compliance with the recommendations pertained within the report, the activity will result in positive impacts in this regard. Section 6.9 relates to recreation and public access to foreshore land. The proposed activity is unlikely to generate any adverse impacts on recreational use of waterways and will not affect public access to and around foreshores as the site does not adjoin any waterways.
State Legislation – State Environmental Planning Policies			
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	No	Chapter 2 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (SEPP BC) clearing of vegetation in non-rural areas of the State. Notwithstanding that the proposal requires the removal of trees, this is explicitly permitted by the TI SEPP as detailed in **Table 2** of this REF, being vegetation removal associated with construction works of development permitted without consent. Chapter 4 of SEPP BC relates to Koala Habitat Protection. It

Legislation	Relevant?	Approval Required?	Applicability
			is noted that the site, located within the Parramatta LGA is not listed as an area to which Chapter 4 applies. Chapter 6 of SEPP BC relates to Water Catchments. The site is located within the boundary of the Sydney Harbour Catchment under Chapter 10 of SEPP BC. The site is not located within the foreshores and waterways area, is not a heritage item and is not within a wetland protection area. Therefore, whilst Chapter 10 of the SEPP BC applies to the site, there are no relevant provisions that require assessment as part of this REF, having regard to Section 10.2(2) of SEPP BC. Consideration of the general development controls set out in s6.6-6.9 of SEPP BC is provided above.
State Environmental Planning Policy (Sustainable Buildings) 2022	No	No	Chapter 3 of *State Environmental Planning Policy (Sustainable Buildings) 2022* (SEPP SB) relates to standards for non-residential development that requires development consent. As the proposed activity is development permitted without consent, this section does not apply to the proposal.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	No	Chapter 4 of the SEPP RH provides for the remediation of contaminated land and requires, amongst other things, investigations to be undertaken as part of the development assessment process to determine whether the subject land is likely to be contaminated and if so, what remediation work is required. The site is not identified on the NSW Environmental Protection Authority's list of notified contaminated sites under Section 60 of the Contaminated Land Management Act 1997. The site has been used for educational purposes since 1924, has not been used for a purpose referred to in Table 1 of the Contaminated Land Planning Guidelines, and the proposed works do not comprise a change of use of the site or involve extensive excavation. Pursuant to a Section 10.7 Certificates obtained on 11 September 2024, the site is not identified by Council or any other authority as being subject to or potentially subject to contamination. Notwithstanding, as detailed above within this table, investigations have been undertaken by Geotechnique which have identified small quantities of bonded ACM and friable asbestos and accordingly, a Mitigation Measure is recommended to prepare a RAP and remediate the affected soils prior to building construction commencing.

4.2 Submissions and Responses

Occupiers of adjoining land were notified on the proposed activity on 6 February 2025. No comments were received during the 21-day notice period.

Written notices were issued to the City of Parramatta Council and the NSW SES on 7 February 2025. Comments were received by the NSW SES on 27 February 2025, which have been addressed in **Table 8** below.

No comments were received from the City of Parramatta Council during the 21-day notice period.

Table 8 outlines the submissions received as a result of consultation requirements outlined above and how the submissions have been considered, in consultation with JHA.

Table 8: Other possible legislative requirements

Submission	Comment	Consideration
City of Parramatta Council **7 February 2025**	No responses received during notice period.	N/A
NSW SES **7 February 2025**	Consider, if possible, an alternative location for the proposed new building on the site, as the proposed site currently appears to be in an overland flow path.	The project team has considered other alternative options in the conceptual design phase. Based on the outcomes, the location as provided on the Architectural Plans prepared by Fulton Trotter was the desired location due to its connectivity to the rest of the school campus and the overland flow concerns can be mitigated as described below.
	Consider the impact of flood behaviour on the infrastructure and people using the site, and the impact of flooding on the adjacent roads up to and including the Probable Maximum Flood (PMF) level and considerations of climate change. This is particularly important as the site is considered of sensitive use.	- Overland flows over the site are shallow and safe (hazard category of H1) during all storm events including the PMF. - Flows within Kleins Road and Moxhams Road are safe (H1) during all flood events including the PMF. - Flows within Moss Street can be hazardous (H3) in the PMF. It is recommended that proper signage installed to warn people against using the site access from Moss Street and to avoid Moss Street during significant flood events. - Climate change analysis have been carried out as part of Parramatta River Flood Study (Stantec, 2024) which indicates that the impact of climate change on the school site is insignificant.
	Pursue, if relevant, site design and stormwater management that minimises any risk to the community. Any improvements that can be made to reduce flood risk will benefit the current and future community.	Necessary flood mitigation measures have been proposed to improve the existing flood conditions of private properties west of the site and ensure no future offsite flood impacts. Refer to Flood Assessment & Flood Emergency Management Plan (JHA, 2025), Section 5 for details.
	Ensure workers and people using the facility during and after the upgrades are aware of the flood risk, for	It is recommended that proper signage installed to warn people against using the site access from Moss Street and to avoid

Submission	Comment	Consideration
	example through site inductions and by using signage.	Moss Street during significant flood events. This will need to be captured as part of the Flood Emergency Response Plan (FERP).
	Recommend that schools or sections of schools that are at known risk of flooding or isolation should be closed when there is an indication that flooding is likely.	The school is not subject to flood isolation risk. School buildings are safe for children and staff and access roads remain open during all storm events including the PMF.
	Review and update the school's Emergency Management and Evacuation Plan specific to a flood emergency event and align with the above considerations / advice provided herein, noting the risks of higher hazard flooding on some of the local roads near the site	The considerations mentioned above have already been incorporated into the School's Flood Emergency Management Plan (JHA, 2025) as outlined. Therefore, no changes are necessary.
Occupiers of adjoining land **6 February 2025**	No responses received during notice period.	N/A

5. Environmental Impact Assessment

5.1 Summary of Environment Factors Reviewed

Section 171(1) of the EP&A Regulation notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity. These factors are assessed in **Table 9** below. Additional and/or key impacts identified are addressed in subsections below.

Note: Section 171A of the EP&A Regulation is assessed through Section 4 of this report.

Table 9: Summary of environmental factors reviewed in relation to the activity

Environmental Factor	Response/Assessment	Mitigation Measure Reference
Any environmental impact on a community?	The environmental impact on the community has been considered in the assessment at **Section 5.2** of this REF. The predominant impacts that are likely from the proposed activity relate to construction impacts, specifically in relation to traffic, noise, vibration and potential dust exposure. A positive impact to the community is predicted post construction. The school upgrades will provide for improved, permanent teaching, learning and administrative spaces for students and staff to occupy, replacing existing portable classroom buildings.	See Tables 10 and 11 and Appendix 1.
Any transformation of a locality?	The proposed activity includes the construction of a permanent single storey classroom building to replace existing portable classrooms and minor upgrades to an existing Administration Building with ancillary works. There will be some short-term impacts during demolition and construction works. Most of the impacts will be towards properties to the west of the site, for a short period of time when the portable classrooms are being removed and the construction of Building T takes place. Notwithstanding that there may be short-term impacts, these can be appropriately managed and mitigated through the implementation of	See Tables 10 and 11 and Appendix 1.

Environmental Factor	Response/Assessment	Mitigation Measure Reference
	the measures detailed in this REF. In the long-term, the proposed activity will not result in a significant transformation of the wider area, as the works do not comprise a change of use and relate, in large part, to the establishment of permanent teaching facilities to offset the removal of existing portable classrooms. Furthermore, the permanent classroom building is single storey and won't be out of character with the prevailing scale of surrounding developments.	
Any environmental impact on the ecosystems of the locality?	The proposed activity will not result in significant environmental impacts on the ecosystems in the locality, provided that the mitigation measures relating to erosion and sediment control, tree protection and other forms of construction management are implemented during the demolition and construction phases of the activity.	See Tables 10, 11, 12, 14, 15 and Appendix 1.
Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	The proposal will not result in a reduction of the aesthetic, recreational, scientific value of the locality. The proposed activity will have a minor visual impact on the existing school and locality. However, the visual impacts have been mitigated through detailed architectural design solutions and t replacement tree planting. The new classroom building is also to be single storey and is compatible with the scale of other buildings within the school site.	See Tables 10, 11, 12, 13, 14, 15 and Appendix 1.
Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?	The proposed activity will ensure that the existing use of a well-established educational establishment (school), that has social significance for the local community, can be maintained for present and future generations.	Nil
Any impact on the habitat of protected animals, within the meaning of the *Biodiversity Conservation Act 2016*?	The proposal will not remove any known habitat for protected animals (within the meaning of the BC Act). Appropriate tree protection measures will be established on site prior to the works commencing.	See Table 14 and Appendix 1.
Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	The proposal will not remove habitat that is important for threatened species. No species are likely to be endangered due to the proposed activity, whether an animal, plant or other form of life, whether living on land, in water or in the air.	Nil

Environmental Factor	Response/Assessment	Mitigation Measure Reference
Any long-term effects on the environment?	The works will not result in any long-term effects on the environment.	Nil
Any degradation of the quality of the environment?	During the demolition and construction phase of the activity, there may be some short-term impacts to the quality of the environment. These impacts will require appropriate mitigation measures to be in place prior to and throughout the duration of this phase.	See Tables 10, 11, 12, 13, 14, 15 and Appendix 1.
Any risk to the safety of the environment?	Where possible, the proposed activity is to be undertaken during the school holiday periods. For some of the construction works, there will likely be an overlap with the school term and as a result, appropriate construction management strategies will need to be in place to mitigate risk to the safety of the environment. Management strategies include the establishment of appropriate site fencing and hoardings that will prevent unauthorised access to work areas. Removal of asbestos will be undertaken in accordance with a RAP to be prepared and implemented prior building construction and in accordance with all relevant legislation, guidelines and NSW WorkSafe Codes of Practices.	See Tables 10, 11, 12, 13, 14, 15 and Appendix 1.
Any reduction in the range of beneficial uses of the environment?	The proposed activity will improve the ongoing use of the site as an educational establishment (school), through the provision of a permanent teaching and learning space to replace existing portable classrooms.	Nil
Any pollution of the environment?	As part of the demolition and construction phase, general air, dust and noise pollution is anticipated. These impacts will be short-term and can be appropriately mitigated and managed.	See Tables 11 and 12 and Appendix 1.
Any environmental problems associated with the disposal of waste?	A Demolition and Construction Waste Management Plan has been prepared to address the management and disposal of waste. This includes the classification of waste as required under the NSW EPA's Waste Classification Guidelines. If any hazardous materials are encountered during the demolition and construction phase, they will be required to be removed from the site in accordance with the relevant guidelines and legislation	See Appendix 1.
Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply?	The proposed activity is unlikely to result in an increase in demands on resources (natural or otherwise) that are likely to become in	Nil

Environmental Factor	Response/Assessment	Mitigation Measure Reference
	short supply.	
Any cumulative environmental effects with other existing or likely future activities?	The proposed activity will not result in any adverse cumulative environmental effects with other existing or likely future activities. Refer to **Section 5.2** of this REF for a more detailed discussion on cumulative impacts.	Nil
Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	The proposed activity will not have any impacts on coastal processes and / or coastal hazards.	Nil
Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act?	The proposed activity is generally consistent with the provisions of the Sydney Region Plan, the Central City District Plan and the Parramatta Local Strategic Planning Statement City Plan 2036.	Nil
Any other relevant environmental factors?	Not applicable	Nil

5.2 Key Environmental Impacts

This section provides an environmental impact assessment for the proposed works at Northmead Public School. The assessment includes an overview of the proposal and provides additional information for any specific environmental issues to the site which required more detailed consideration.

The following environmental aspects are considered to be applicable to the site and the proposed work:

- Traffic, Access and Parking
- Noise and Vibration
- Contamination and Hazardous Materials
- Hydrology, Flooding and Water Quality
- European Heritage
- Aboriginal Heritage
- Tree Removal
- Ecology
- Bushfire
- Construction Management
- Cumulative Impacts

5.2.1 Traffic, Access and Parking

The proposed activity involves in the replacement of six (6) portable classrooms with four (4) general learning spaces (GLS) and minor internal alterations to an existing administration building. The activity does not involve an increase in student or staff capacity of the school and does not result in any increase in the potential accommodation of students, noting that there is no increase in the total number of GLS at the completion of the works.

In this regard, there is no increase in the demand for on-site car parking and no changes are required for access arrangements to the school.

Similarly, as the activity does not result in an increase in staff or student population, there is no assessed increase in traffic generation arising from the operational phase of the activity.

The existing student and staff pedestrian access points will be retained and other than the proposed Moss Street construction access, there will be no conflict with existing arrangements. Whilst construction vehicle access will be from Moss Street (via an existing gate), Moss Street is not utilised for student drop off / pick up or staff parking. Notwithstanding, the CTMP includes measures to ensure that pedestrian movements are managed to ensure the safety of students and staff.

With respect to construction vehicle movements, the CTMP provides for a designated, fenced path from Moss Street (Gate 8) along the south western boundary to the site of construction works for Building T. This includes swept path diagrams (see **Figure 19**) which demonstrate vehicles are able to manoeuvre within the site so that they can enter and exit the site in a forward direction.

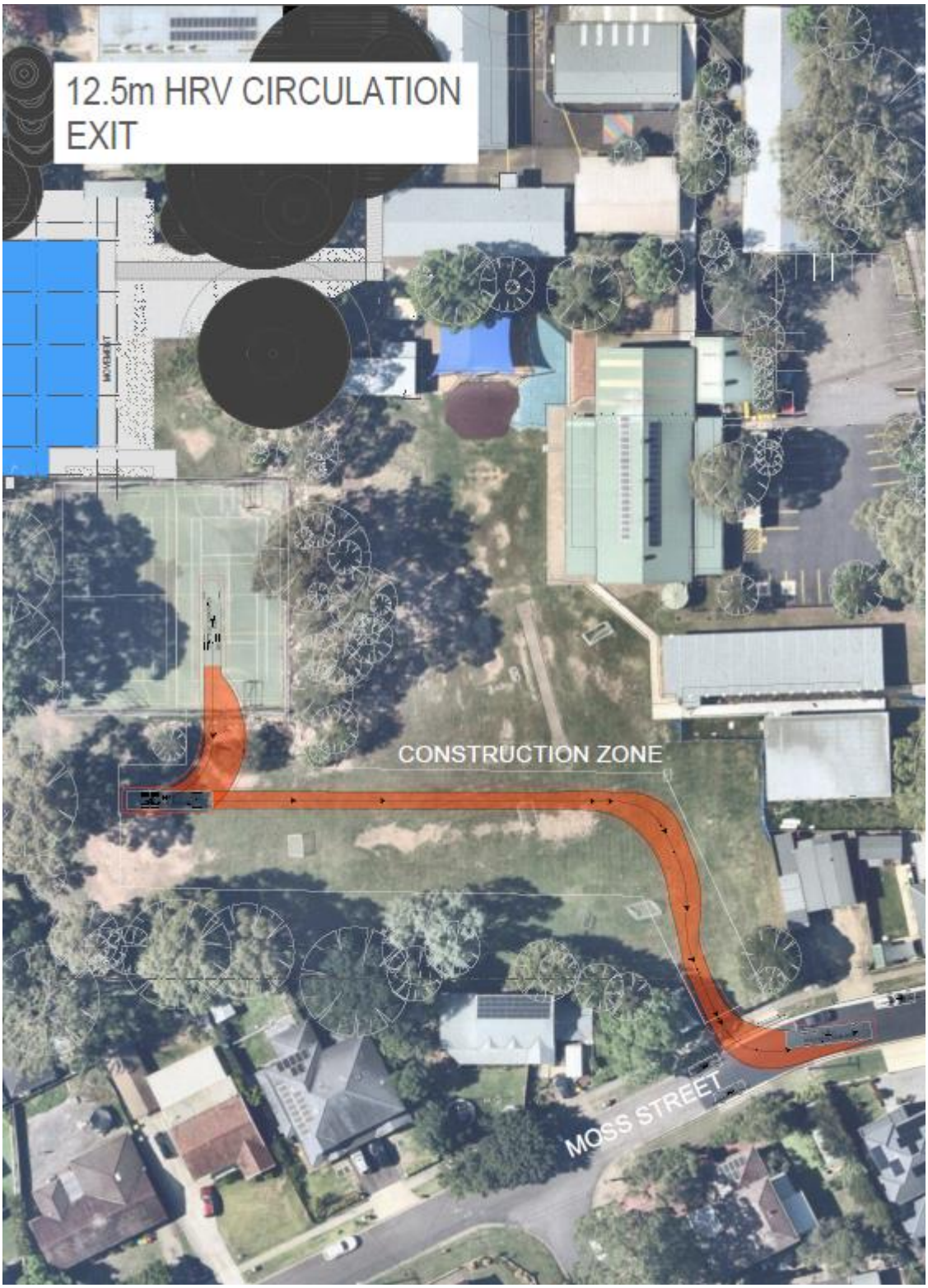

Figure 19: Construction vehicle swept paths (Source: TTW, 2025)

The peak volume of construction vehicles has been assessed as 10-15 trucks per day and approximately 3-10 on a typical day. This considered to be negligible and construction vehicles can be managed to avoid peak traffic times and drop-off and pickup times to minimise the potential for impacts on parent and students.

The CTMP has assessed that there will be a peak demand for 25 worker parking spaces. As there is no opportunity for worker vehicles to be parked on-site, TTW has assessed through on-site observation and use of aerial imagery, that the surrounding road network, which has unrestricted

car parking, is capable of accommodating the peak demand. To minimise the impacts to residents, workers will be encouraged to use public transport, car pool and advised not to park within 100m of the school site to avoid any conflicts with drop-off and pick-up.

5.2.1.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to traffic, access and parking subject to implementation of the mitigation measures at **Appendix 1** including the project specific mitigation measures in **Table 10**.

Table 10: Traffic, Access and Parking Mitigation Measures

ID	Mitigation Measure	Timing
Construction Traffic Management		
CMM17*	Prior to the commencement of any construction work, a Final Construction Traffic Management Plan (CTMP) shall be prepared and provided to the Crown Certifier. The CTMP must be generally consistent with the Preliminary CTMP and include where relevant, but not limited to, details of the following: a) Measures to communicate construction traffic implications to local residents and any nearby construction site; b) Scheduling of construction traffic to occur outside of peak traffic periods and outside of school drop-off and pickup times being 8:00-9:30am and 2:30-3:30pm, respectively; c) Measures to ensure that all construction delivery vehicles follow the designated routes and enter and exit the site in a forward direction; d) Measures to encourage workers to prioritise the use public transport to/from the site and to advise workers not to park within 100m of the school site; e) Measures to manage the safe passage of pedestrians and cyclists along surrounding streets; f) Any temporary measures to control pedestrian access to the school site.	Prior to commencement of construction

5.2.2 Noise and Vibration Impacts

5.2.2.1 Construction Noise and Vibration

The Noise and Vibration Impact Assessment Report which accompanies this REF has assessed the construction noise impacts from three (3) phases of work, being the excavation and demolition phase, the construction and fit-out works phase and the structural works phase.

The Noise and Vibration Impact Assessment Report has considered impacts on the nearest residential receiver (23 Allambie Avenue) and the nearest school building within the site (Block S - Library).

Within each phase of work, the predicated construction noise level ranges between 67dB(A) and 70dB(A) at the nearest residential receiver (23 Allambie Avenue).

Whilst this exceeds the ‘Noise Affected’ criteria of 54dB(A) it is below the ‘Highly Noise Affected’ criteria of 75dB(A) and hence, there is no requirement under the Interim Construction Noise Guideline (ICNG) for construction noise to neighbours to be managed as part of a Construction Noise and Vibration Management Plan (CNVMP).

Within each phase of work, the predicated construction noise level ranges between 58dB(A) to 59dB(A) at Block S.

Notwithstanding that Block S is the library and only intermittently in use, as the predicted construction noise level exceeds the External Noise Management Level of 55dB(A), the Noise and Vibration Impact Assessment Report recommends Mitigation Measures to minimise the noise impacts associated with construction activities, including:

- Scheduling of loud works so that they do not occur at the same time when the classrooms are in use.
- Scheduling Block S to be vacant while particularly loud works occur.
- Use of 2m high noise barriers to the buildings and exposed areas
    - Noise barriers can also be installed at the buildings as well as around the construction site. Currently only noise barriers around the site have been accounted for so this would give additional reductions.
    - The noise barrier is to be constructed of 15 kg/m^2 solid material and be sealed at the bottom and sides to be fully enclosed.
- Closing classroom windows while loud works occur. This is expected to happen regardless due to dust and debris which may occur during the course of construction.

In relation to vibration impacts from the construction works, the only works that are expected to cause vibration impacts are earthworks. The predicted vibration level PPV (mm/s) is 4.5mm/s which is below the relevant construction vibration criteria for residential structures of 5mm/s and has been assessed as unlikely to cause significant impact to users of the site or occupiers of adjoining land. Accordingly, no specific vibration mitigation measures are required.

5.2.2.2 Operational Noise & Vibration

The operational noise impact sources from the school relate to PA systems, school bells and mechanical services.

With respect to PA systems and/or school bells, these would be part of the existing environment of the school although if required to be extended to the new classroom building it is recommended that they be oriented to direct sound away from the neighbours wherever possible.

With respect to mechanical services required for the new building, these will include four (4) outdoor HVAC condenser units which are to be located to the south of the building, as shown in **Figure 20** below (shown clouded in red).

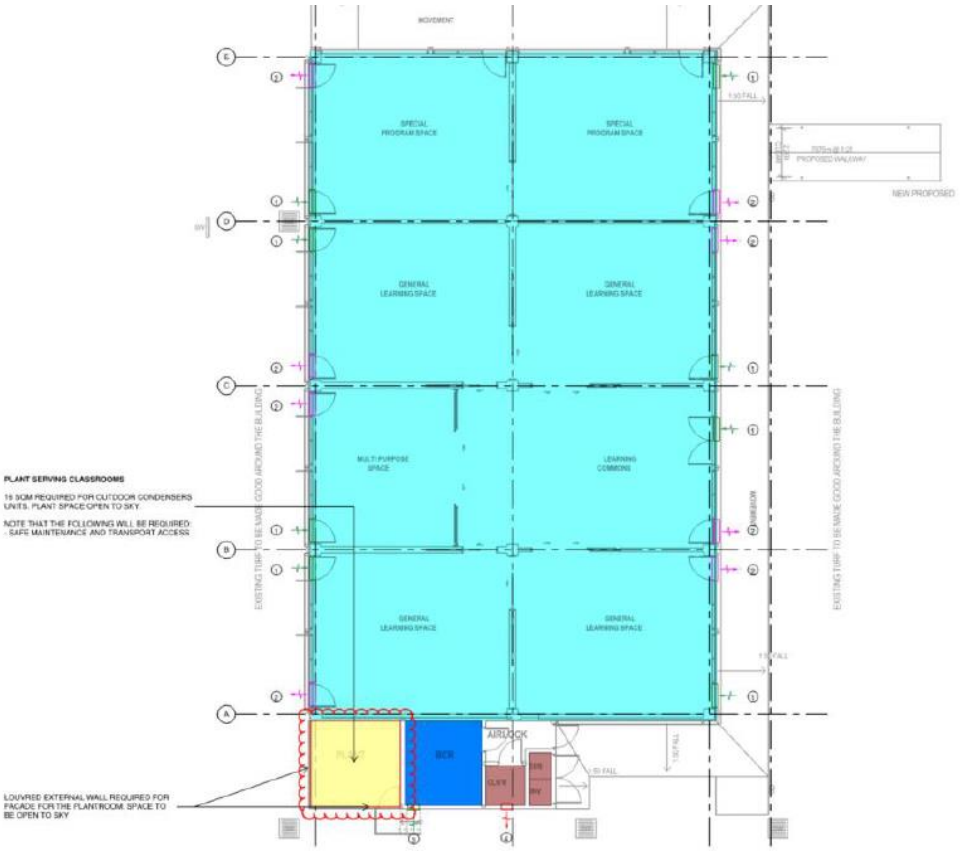

Figure 20: Location of Mechanical Services

The Noise and Vibration Impact Assessment Report concludes that the noise generation from mechanical plant can meet the relevant targets in the NPfl at the nearest residential receivers and at the nearest school building subject to a Mitigation Measure that all condensers are installed on Embelton or Mason Industries pads or the equivalent.

5.2.2.3 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to noise and vibration subject to implementation of the mitigation measures at **Appendix 1** including the project specific mitigation measures in **Table 11**.

Table 11: Noise and Vibration Mitigation Measures

ID	Mitigation Measure	Timing
Construction Noise and Vibration		
CMM18*	A 2m high noise barrier shall be installed to the buildings and exposed areas as specified in the Construction Noise and Vibration Management Plan (CNVMP). The noise barrier is to be constructed of 15 kg/m^2 solid material and be sealed at the bottom and sides to be fully enclosed	During construction
CMM19*	Wherever practicable, loud works must be undertaken so that they do not occur at the same time as when nearby classrooms are in use.	During construction
CMM20*	Wherever practicable, Block S must be scheduled to be vacant while particularly loud works occur.	During construction
CMM21*	Classroom windows must be closed while loud works occur.	During construction

ID	Mitigation Measure	Timing
Operational Noise and Vibration		
OPMM6*	If PA systems and/or school bells are required to be extended to the new classroom building, they must be oriented to direct sound away from the neighbours wherever possible.	During operation
OPMM7*	The HVAC condenser units must be installed on Embelton or Mason Industries pads or the equivalent.	During construction

5.2.3 Contamination & Hazardous Materials

A Preliminary Site Investigation (PSI) was prepared by Geotechnique, dated 23 October 2023, which identified several areas of environmental concern (AEC), areas of potential AEC and associated contaminants of potential concern within the site.

The report provided that the risk or harm to human health and environment is low at present condition without any disturbance to the ground surface. However, given some ground disturbance is required, a Detailed Site Investigation (DSI) was recommended to address these potential areas of environmental concern.

Subsequently, a DSI was prepared by Geotechnique (dated 24 October 2023) and an Additional DSI (ADSI) was prepared (dated 5 December 2024) which included a site inspection, soil sampling and laboratory testing associated with three (3) boreholes and ten (10) test pits within and proximate to the footprint of the proposed Building T (see **Figure 21**).

Based on the test results, most of the laboratory test results satisfied the relevant criteria with the analytes selected being either not present or of levels that do not pose a risk to human health or the environment.

However, soil contamination in the form of small quantities of bonded ACM and friable asbestos exceeding the soil acceptance criteria (SAC) were detected in three test pits.

Geotechnique advise that bonded ACM pieces / fragments generally do not present a significant health risk unless tooled, cut, sanded, abraded or machined, which may release asbestos dust or fibres. Asbestos dust contains tiny almost indestructible fibres, which can cause damage to the lungs when breathed in.

Friable asbestos presents a risk of harm to human health due to the exceedance of relevant Health Screening Level (HSL) for residential setting.

However, Geotechnique has assessed that the asbestos contamination risks can be managed so that the site is suitable for proposed upgrade works subject to the preparation and implementation of a remedial action plan (RAP).

Accordingly, a RAP has been prepared which sets out the strategy for carrying out remediation by excavating and disposing of asbestos contaminated fill material in an EPA licensed landfill facility followed by validation of the excavation pit according to the RAP.

Figure 21: DSI Borehole and Test Pit Locations (Source: Geotechnique, 2024)

5.2.3.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to contamination subject to implementation of the mitigation measures at **Appendix 1**.

5.2.4 Hydrology, Flooding and Water Quality

5.2.4.1 Flooding

The site is not in close proximity to any natural watercourses and hence, not subject to riverine flooding.

However, the site is partially flood affected by overland flows from outside of the site – i.e. it is not generated from the site. Notwithstanding, a Flood Risk Assessment has been prepared by JHA to determine the flood characteristics of the site and assess flood risks.

The JHA assessment has determined that the south-eastern part of the site is partially affected by overland flows (Flood Fringe) during flood events up to an including the 1% AEP (see **Figure 22**). However, the flows are typically shallow (less than 150mm) and of a Low Hazard (H1) and do not extend to the site of the proposed works subject to assessment in this REF.

During the PMF event, the overland flows extend across the southern portion of the site toward the western boundary and encroach slightly within the southernmost extent of the footprint of proposed Building T (see **Figure 22**).

Notwithstanding, the depth of water in the PMF has been determined to be less 150mm and Low Hazard (H1). In addition, the floor level of Building T is proposed to be at RL 37.55m AHD, providing for in excess of 0.5m freeboard above the adjacent PMF level of RL 37.00m AHD.

Currently, stormwater from outside the site flows across the southern portion of the site. This stormwater discharges from the western boundary through and under the rear fence lines of several residential properties to the west of the site and through Council's public reserve and on to Allambie Avenue.

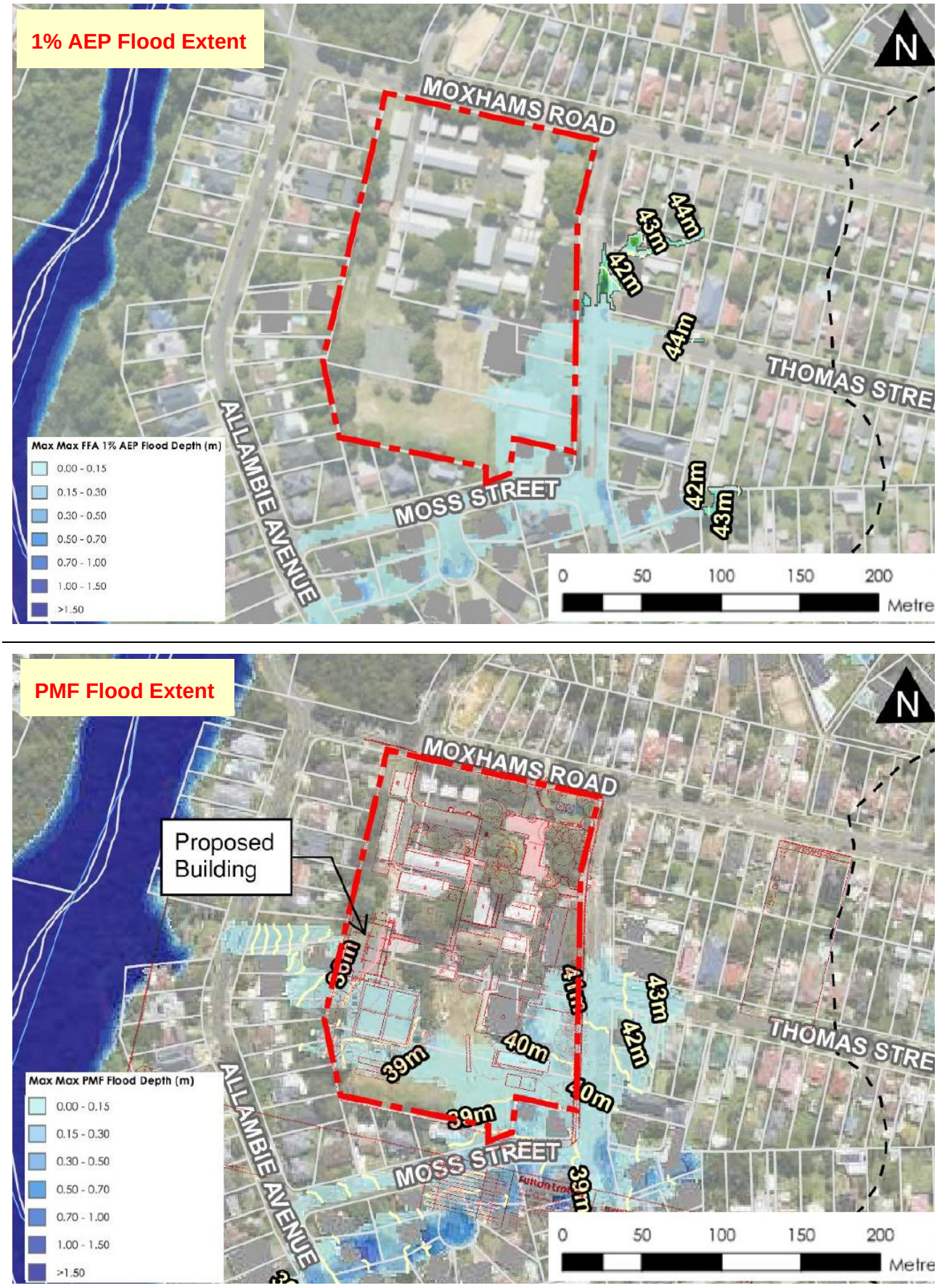

Figure 22: Extract of the 1% AEP and PMF Flood Mapping (Source: Council and JHA, 2025)

Whilst this is a pre-existing situation caused by stormwater external to the site, to minimise any potential adverse impact associated with the proposed building being partially within the flow path, it is proposed to construct a 0.5m high masonry wall just inside the site's western boundary. This will prevent flows from discharging to the neighbouring residential properties and redirect flows towards the public reserve (see **Figure 23**).

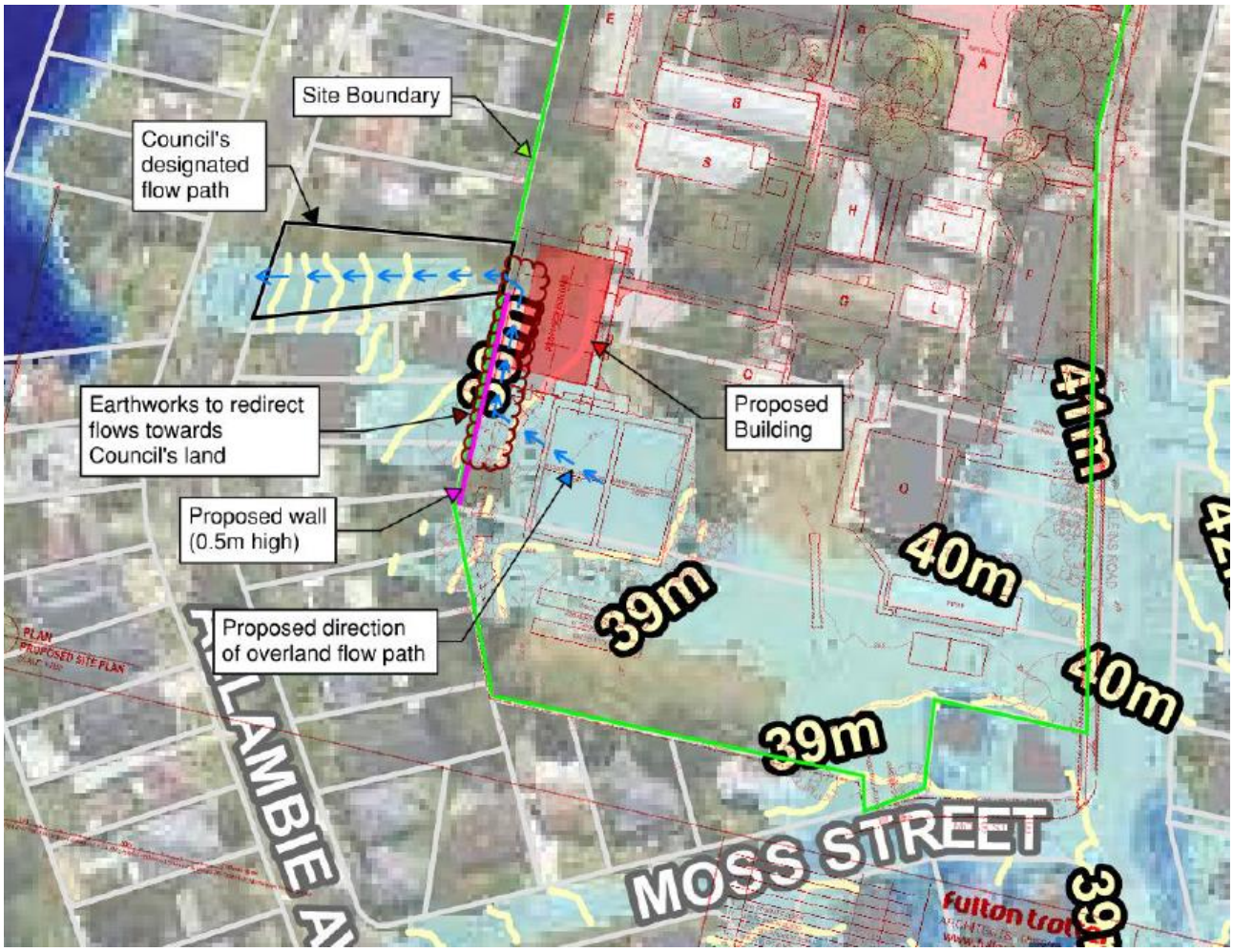

Figure 23: Proposed Flood Mitigation Works (Source: JHA, 2025)

Accordingly, subject to these recommended works, the proposed activity will not be impacted by flood and will result in a benefit the downstream residents, with overland flow continuing to connect to the existing flow path downstream of the site.

Notwithstanding the above, JHA has also prepared a Flood Emergency Response Plan (FERP) to provide staff and students with a methodology to ensure their safety during a flood event.

5.2.4.2 Stormwater Management

The proposed activity will result in an increase in the impervious area of the site by virtue of the proposed Building T, covered walkway and connecting paths.

Accordingly, an underground OSD system is proposed to be constructed located slightly to the north of proposed Building T. The OSD is located outside of the PMF flood extent mapping and will cater for a storage of approximately 46m^3 to ensure that peak discharge flows draining from the classroom building can be managed by the downstream drainage system from the site. The OSD system will ensure that post-development flows are no greater than pre-development flows and that water quality discharged from the site meets Council's water quality targets.

Water from the OSD will discharge to the existing pit (to be upgraded) just inside the western boundary of the site, from which water will discharge through an existing pipe under the adjoining Council reserve to Allambie Avenue. No change to these external arrangements is proposed or warranted.

5.2.4.3 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to flooding or stormwater subject to implementation of the mitigation measures at **Appendix 1** including the project specific mitigation measures in **Table 12**.

Table 12: Flooding and Stormwater Mitigation Measures

ID	Mitigation Measure	Timing
Flooding		
CMM22*	All proposed building floor levels must be elevated at least 0.5m above the local overland PMF level as detailed in Flood Impact Assessment (FIA)	During construction
CMM23*	A 0.5m high masonry barrier shall be erected inside the western boundary as shown on the Architectural Drawings.	During construction
CMM24*	Fencing to the western boundary adjoining the Council Reserve shall be open palisade fencing or at a minimum, include open fencing to a height of no less than 0.5m above natural ground level.	During construction
OPMM8*	A Final Flood Emergency Response Plan (FERP) must be prepared that is generally consistent with the Preliminary FERP.	Prior to operation of Building T
Stormwater		
CMM25*	The OSD must be located outside of the PMF flood extent, have a minimum storage of 46m^3 and water from the OSD must discharge to the existing pit (to be upgraded) adjacent to the western site boundary before being discharged into the existing pipe into the adjoining Council reserve.	During construction

5.2.5 Aboriginal Heritage

As the project involves minor earthworks, a Preliminary Indigenous Heritage Assessment and Impact Report was undertaken by Apex Archaeology, prepared in accordance with the DECCW 2010 Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (the Due Diligence Code of Practice).

The report indicates that ground disturbance is prevalent across the majority of the study area, through landscaping, construction activities and the installation of subsurface services. On this basis, it is considered highly unlikely that archaeological material will be present within the study area, due to the level of disturbance within the site.

Accordingly, the proposed works are considered unlikely to impact on any Aboriginal objects and an Aboriginal Heritage Impact Permit (AHIP) is not required prior to commencing works on the site.

Notwithstanding, an unexpected finds protocol is recommended as a mitigation measure to ensure that, should unanticipated archaeological material be encountered during site works, all work must cease and an archaeologist contacted to make an assessment of the find. Further archaeological assessment and Aboriginal community consultation may be required prior to the recommencement of works and any objects confirmed to be Aboriginal in origin must be reported to Heritage NSW.

5.2.5.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to Aboriginal Heritage subject to implementation of the mitigation measures at **Appendix 1** including the project specific mitigation measures in **Table 13**.

Table 13: Aboriginal Heritage Mitigation Measures

ID	Mitigation Measure	Timing
Aboriginal Heritage		
HMM4*	All relevant staff and contractors must be made aware of their statutory obligations for heritage under the *National Parks and Wildlife Act 1974*, which may be implemented as a heritage induction.	Prior to commencement of works

5.2.6 Non-Aboriginal Heritage

The site is not mapped as an item of heritage significance under the LEP and is not located within a heritage conservation area. The site is also not directly adjacent to any item of heritage significance, with the nearest item to the proposed activity being approximately 100m to the north west – Moxham Park (I421).

Notwithstanding that the site is not a heritage item, a European Heritage Impact Assessment has been undertaken by City Plan, given that the site has been operational as a school since 1924.

That heritage assessment has found that Building A (the subject of minor alterations as part of this REF) has existed on site since around 1928. The heritage assessment has stated that whilst retention of Building A is preferable demolition is not objected from a heritage perspective.

The activity does not seek to demolish Building A and merely seeks to conduct minor alterations to the building that are predominantly internal. In this regard, the proposed minor alterations will not likely diminish any limited heritage significance the structure may have.

5.2.7 Tree Removal & Protection

The proposed activity involves the removal of seven (7) trees. Two (2) of these trees are located within the building footprint of Building T (T17 and T18) and one (1) tree located within a central portion of the site (T40) is required to be removed due to hydraulic services.

Four (4) other trees towards the south of the school site have been identified in the Arborist Report as requiring removal to be removed to facilitate construction vehicle access.

To offset the loss of these trees, replacement planting is provided in accordance with the Landscape Plans prepared by Ground Ink.

Seven (7) trees are proposed along the western side boundary, adjacent to Building T. The proposed replacement trees will be native species to the area, such as a Blueberry Ash or a Swamp Mahogany. These trees will also assist in screening the building from adjoining residential properties to the west.

In relation to the protection of trees, proposed Building T, the OSD, covered walkway and associated works are within the Tree Protection Zones (TPZ) of 14 trees and within the Structural Root Zones (SRZ) of nine (9) of these trees.

The Arborist Report prepared by L&Co has assessed that tree sensitive construction methods can be used to retain and protect all trees that are not subject to removal, including a Tree Protection Plan with tree protection fencing (see **Figure 24**), which have been included as part of the Mitigation Measures.

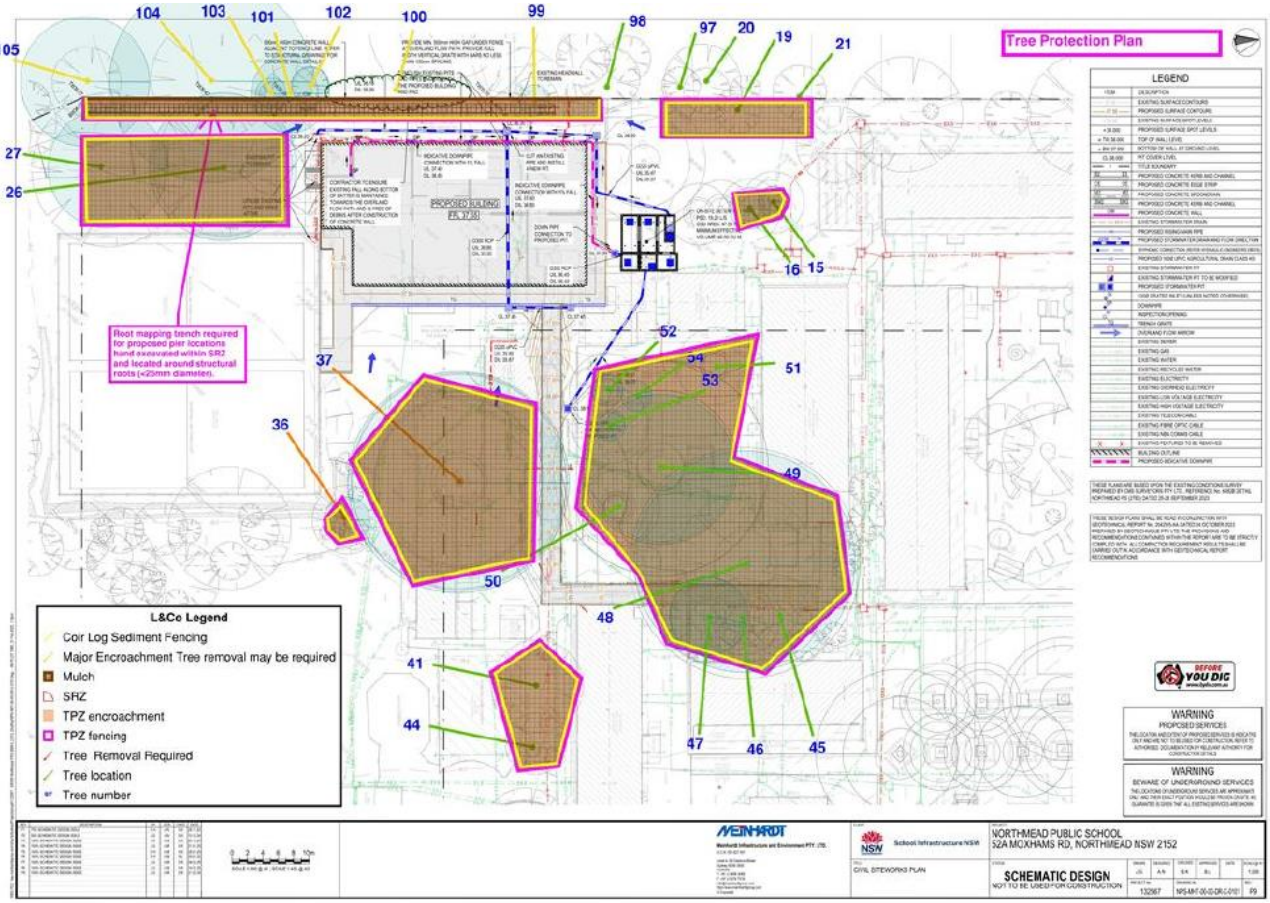

Figure 24: Tree Protection Plan. Source: L&Co

5.2.7.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to trees subject to implementation of the mitigation measures at **Appendix 1** including the project specific mitigation measures in **Table 14**.

Table 14: Tree Protection Replacement Planting Mitigation Measures

ID	Mitigation Measure	Timing
Tree Protection		
TMM2*	Prior to commencement of any construction work, root mapping will need to be undertaken along the flood wall located (western side boundary) for pier design. Trees 99-105 as referenced in the Arborist Report will need to be retained and protected during construction works.	Prior to commencement of works During construction
TMM3*	During construction, electrical trenching should be conducted manually within TPZ areas with conduits placed around large structural roots	During construction
Replacement Planting		
TMM4*	Prior to issue of an Occupation Certificate, replacement trees are to be planted in accordance with the Landscape Plans.	Prior to occupation certificate

5.2.8 Bushfire

Part of the north western corner of the site is mapped as bushfire prone land (refer to **Figure 25**). Whilst the bush fire prone land mapping extends within the boundaries of the school site, the mapping does not extend to the location of the proposed works.

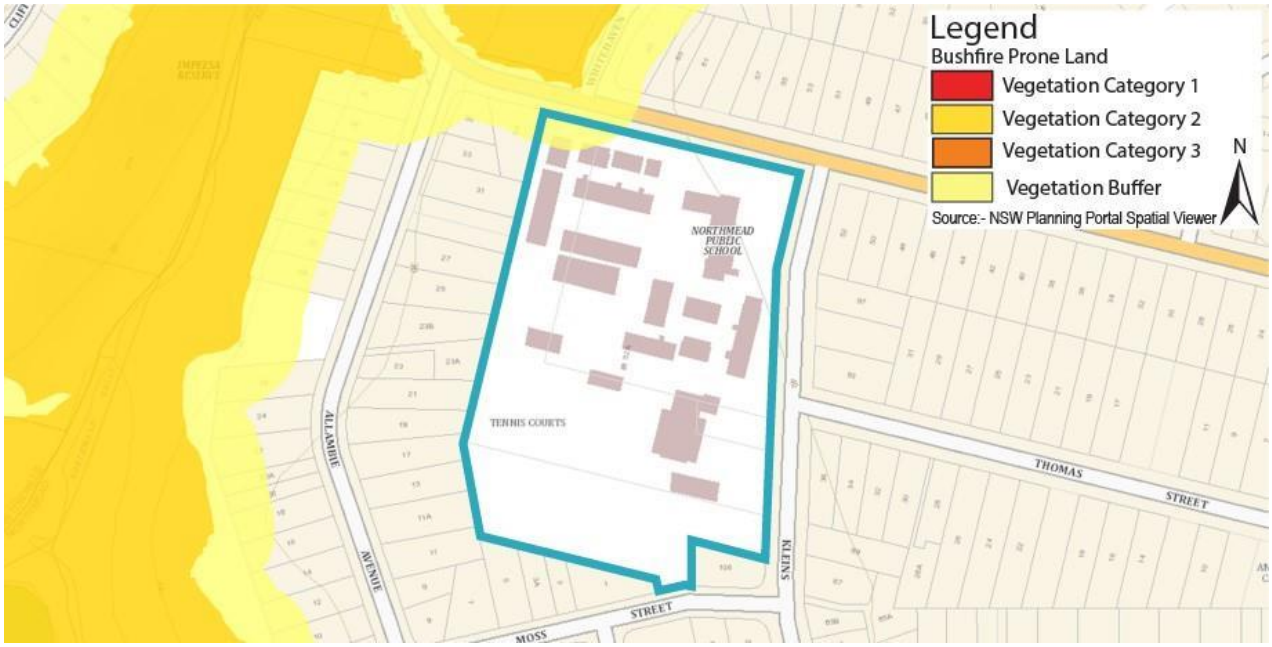

Figure 25: Bushfire Prone Land Map

Accordingly, the works are not proposed on bush fire prone land and consideration of *Planning for Bushfire Protection 2019* (PBP) is not required pursuant to s3.11 of the T&I SEPP.

Notwithstanding, a Bushfire Assessment has been undertaken by GHD and accompanies the REF. The assessment considers the Bushfire Protection Measures in Chapter 6 of PBP and Specification 43 of the National Construction Code (NCC).

The GHD assessment determines that the location of the proposed Building T is within BAL-Low (no rating) and therefore no further consideration of PBP or any mitigation measures are required.

Furthermore, whilst the land upon which the existing Building A is located falls within a BAL-12.5 area, the works to that building are mainly internal with only mechanical external air vents proposed in two existing window openings to the southern and western facades.

Chapter 6.5 of PBP provides that ‘minor development’ that do not have any influence on potential bushfire impacts and the bushfire protection of a building do not trigger the requirement under Section 100B(1) of the RF Act for a Bush Fire Safety Authority (BFSA) from the NSW RFS.

5.2.8.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to bushfire subject to implementation of the mitigation measures at **Appendix 1** including the project specific mitigation measures in **Table 15**.

Table 15: Bushfire Protection Mitigation Measures

ID	Mitigation Measure	Timing
Bushfire Protection		
CMM26*	Any new external mechanical vents in Block A must be installed in existing openings.	During construction

5.2.9 Cumulative Impacts

Cumulative impacts relate to the potential impacts resulting from the proposed activity as well as the potential impacts resulting from other known activities proposed for the site or in the vicinity of the site.

There are no known activities or proposed activities within the site or in the vicinity of the site and hence the cumulative impacts are limited to those impacts arising from the proposed works that are outlined in this REF.

Those impacts have been assessed as being minor and/or temporary (in the case of the construction activities) in nature and can minimised or mitigated to an acceptable level such that they are not considered to result in significant adverse cumulative impacts upon the amenity of site or surrounding area.

Furthermore, it is considered that the long term benefits of the proposed activity will outweigh the short term impacts that may occur during the demolition and construction phases.

5.2.10 Other Environmental Impacts

Table 16 provides a consideration of other environmental impacts that are associated with the proposed activity.

Table 16: Other Environmental Impacts

Issue	Consideration
Visual Amenity and Privacy	The proposed classroom building will not result in significant visual amenity and privacy impacts as the building will be single storey and not highly visible from the public domain and not dominating when viewed from residential properties to the west. Furthermore, the colours and materials are subdued and sympathetic to the site and surrounding development. The works are not located within an area of high scenic value and will not result in significant visual impacts from adjoining residential properties. In this regard, a Visual Impact Assessment is not deemed necessary.
Overshadowing	The proposed Building T is single storey and setback 5.5m from the nearest side boundary (western side boundary) and the shadow impact analysis in the Architectural Drawings demonstrates that there will be no significant overshadowing from the proposed classroom building of neighbouring land.
Soils and Geology	The Geotechnical Report prepared by Geotechnique which accompanies this REF has determined that there are no significant geotechnical limitations on the area of the proposed activity although some recommendations for construction have been made, including the preparation and implantation of a Soil Management Plan to minimise impacts from potential dispersive / erodible soils. Subject to these recommendations, the site is suitable for the proposed activity.
Waste	A Construction Waste Management Plan (CWMP) and Operational Waste Management Plan (OWMP) accompany this REF. The CWMP has considered the waste management strategies for on-site storage, as well as reuse of demolition and excavation material and the management of hazardous waste. The estimated volumes of waste has also been calculated, with the majority of waste resulting from removal of concrete pathways, brick work, general waste, metal and above ground fittings and fixtures. It is estimated that excavation waste may be in the order of 325m^3, with the ability for on-site reuse to be determined pending validation. If the excavated material cannot be reused onsite, it must be disposed of at a licenced receiving site. Construction waste will be recycled where possible and relates mostly to concrete, brickwork, metals, timber offcuts, cardboard, plasterboard and containers. The OWMP sets out strategies for the ongoing management of waste and provides details for how waste will be segregated, managed from storage to collection, hours of waste collection, as well as education / training and the establishment of roles and responsibilities. The waste storage area for the school is a 20m^2 area that is located to the west of the existing car parking spaces that are located along the eastern side of the site, accessed via Kleins Road. Access for waste vehicles is provided via the existing driveway crossover and these arrangements are not proposed to change as part of the proposal.

6. Justification and Conclusion

The proposed construction of a permanent single storey classroom building and minor, substantially internal, alterations to an existing administration building with associated ancillary works at Northmead Public School, is subject to assessment under Part 5 of the EP&A Act.

The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As discussed in detail in this report, the proposal will not result in any significant or long-term impact. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community
- It generally complies with, or is consistent with all relevant legislation, plans and policies
- It has minimal environmental impacts
- Adequate mitigation measures have been proposed to address these impacts

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore is not necessary for a Species Impact Statement and/or a BDAR to be prepared.

The environmental impacts of the proposal are not likely to be significant. Therefore, it is not necessary for an environmental impact statement to be prepared and approval to be sought for the proposal from the Minister for Planning and Public Spaces under Part 5 of the EP&A Act.

On this basis, it is recommended that the department determine the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.